



CHAPTER 4 – LAND USE PLAN

4.1 Overview

The Amoruso Ranch Specific Plan (ARSP) provides for a mix of land uses including low, medium and high density residential uses; commercial and office uses (which in some cases are sited with one another, and/or with residential uses); public and quasi-public uses for the school and civic uses such as a fire station, parks and open space uses; and an urban reserve parcel.

At build out, the Plan Area will provide for approximately 2,827 dwelling units which would accommodate roughly 7,379 residents, add approximately 476,000 square feet of commercial retail and office uses with the potential to expand to a maximum of 766,000 square feet, and provide approximately 22-acres of parks and 155 acres of open space.

4.2 Land Use Plan

The land use designations identified in the ARSP are summarized below (Table 4.1), with an accompanying Land Use Map (Figure 4.1) and breakdown by parcel (Table 4.2) on the following pages.

Table 4.1 Land Use Summary					
General Plan Land Use	Applied Zoning District	Acres	% of Total Acres	Allocated Units	% of Total Units
LDR (Low Density Residential)	RS	219.85	31.66%	1,099	38.88%
MDR (Medium Density Residential)	RS	69.24	9.97%	695	24.58%
HDR (High Density Residential)	R3	37.86	5.45%	873	30.88%
Community Commercial - Village District	CMU-SA (Commercial Mixed-Use - Special Area)	27.12	3.91%	159	5.62%
Community Commercial	CC (Community Commercial)	23.71	3.41%		
Open Space	OS	144.59	20.83%		
Open Space (Paseos)	OS	10.95	1.58%		
Parks & Recreation	PR	22.38	3.22%		
Public / Quasi Public	P/QP (Fire Station)	2.95	0.42%		
	P/QP (Water Facilities)	1.35	0.19%		
	P/QP (Lift Station A)	0.28	0.04%		
	P/QP (Lift Station B)	0.85	0.12%		
	P/QP (School)	9.59	1.38%		
	P/QP (Community Facility)	1.46	0.21%		
	P/QP (Recycling Center)	0.65	0.09%		
Urban Reserve	UR	20.00	2.88%	1	0.04%
Misc. Roads		101.58	14.63%		
Total		694.40	100%	2,827	100%

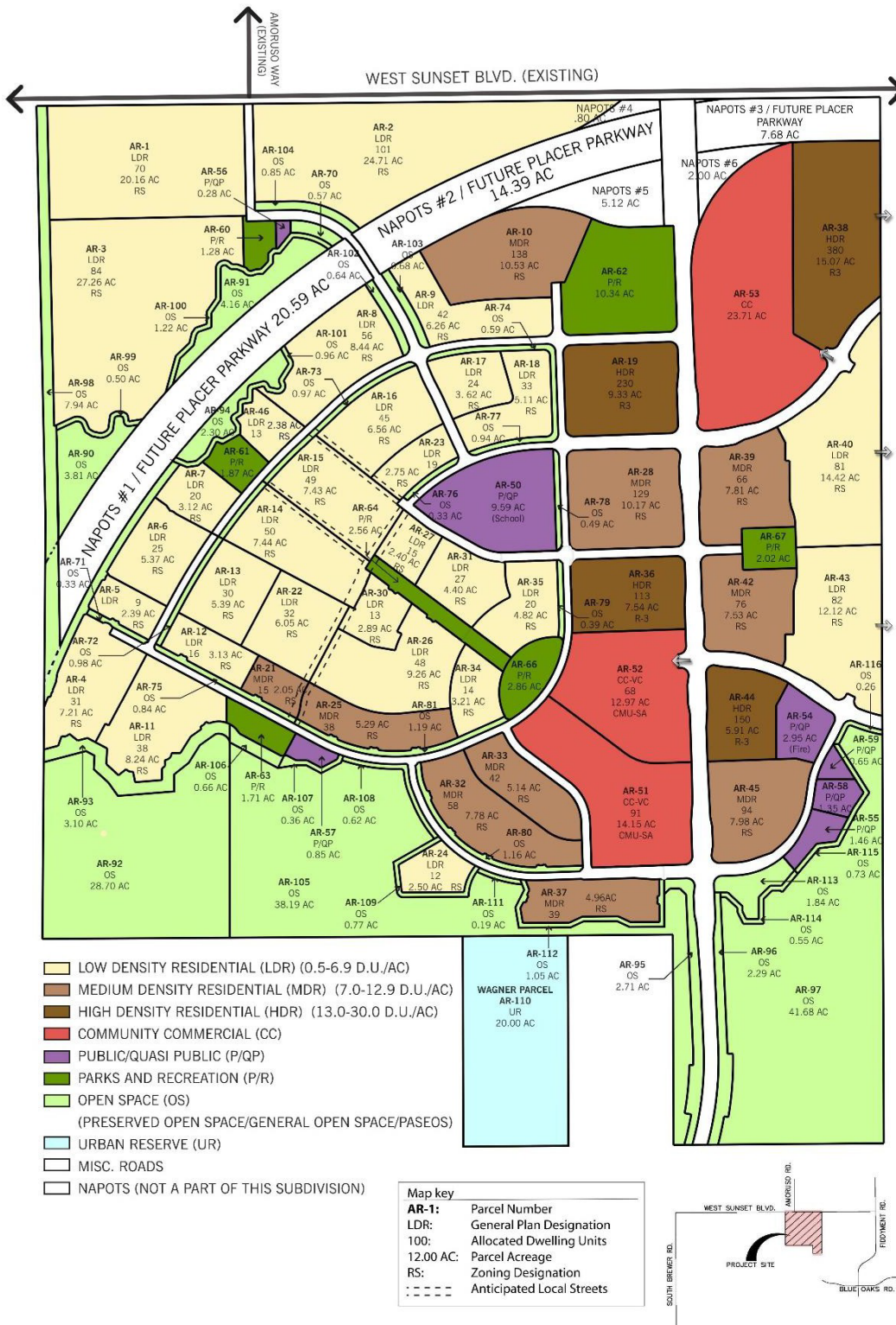


Figure 4.1 Land Use Map

Table 4.2 Land Use by Parcel Number					
Parcel	GP Land Use	Zoning	Acres	Allocated Units	Density
AR-1	LDR	RS	20.16	83	4.1
AR-2	LDR	RS	24.71	105	4.3
AR-3	LDR	RS	27.26	84	3.08
AR-4	LDR	RS	7.21	31	4.30
AR-5	LDR	RS	2.39	10	4.19
AR-6	LDR	RS	5.37	25	4.66
AR-117A	LDR	RS	2.49	13	5.2
AR-8	LDR	RS	8.44	56	6.63
AR-9	LDR	RS	6.26	42	6.70
AR-10	MDR	RS	10.53	138	13.10
AR-11	LDR	RS	8.24	38	4.61
AR-12	LDR	RS	3.13	16	5.11
AR-13	LDR	RS	5.39	30	5.57
AR-14	LDR	RS	7.64	48	6.3
AR-15	LDR	RS	7.91	45	5.7
AR-16	LDR	RS	6.56	45	6.86
AR-17	LDR	RS	3.62	24	6.62
AR-18	LDR	RS	5.11	33	6.45
AR-19	HDR	R3	9.33	230	24.64
AR-21	MDR	RS	2.05	15	7.33
AR-22	LDR	RS	6.05	32	5.29
AR-23	LDR	RS	2.75	19	6.91
AR-24	LDR	RS	2.50	12	4.79
AR-25	MDR	RS	5.29	38	7.18
AR-26	LDR	RS	9.26	48	5.18
AR-27	LDR	RS	2.37	13	5.5
AR-28	MDR	RS	10.17	129	12.69
AR-30	LDR	RS	2.89	13	4.50
AR-31	LDR	RS	4.26	22	5.2
AR-32	MDR	RS	7.78	58	7.45
AR-33	MDR	RS	5.14	42	8.17
AR-34	LDR	RS	3.21	14	4.37
AR-35	LDR	RS	4.82	20	4.15
AR-36	HDR	R3	7.54	113	14.98
AR-37	MDR	RS	4.96	39	7.86
AR-38	HDR	R3	15.07	380	25.21
AR-39	MDR	RS	7.81	66	8.45
AR-40	LDR	RS	14.42	81	5.62
AR-42	MDR	RS	7.53	76	10.10
AR-43	LDR	RS	12.12	82	6.76
AR-44	HDR	R3	5.91	150	25.37
AR-45	MDR	RS	7.98	94	11.78
AR-117B	LDR	RS	3.30	15	4.6
AR-50	P/QP	P/QP	9.59		
AR-51	CC-VC	CMU-SA	14.15	91	
AR-52	CC-VC	CMU-SA	12.97	68	
AR-53	CC	CC	23.71		
AR-54	P/QP	P/QP	2.95		

Table 4.2 (continued)					
Land Use by Parcel Number					
Parcel	GP Land Use	Zoning	Acres	Allocated Units	Density
AR-55	P/QP	P/QP	1.46		
AR-56	P/QP	P/QP	0.28		
AR-57	P/QP	P/QP	0.85		
AR-58	P/QP	P/QP	1.35		
AR-59	P/QP	P/QP	0.65		
AR-60	P/R	P/R	1.28		
AR-61	P/R	P/R	2.02		
AR-62	P/R	P/R	10.38		
AR-63	P/R	P/R	1.71		
AR-64*	P/R	P/R	2.56		
AR-66	P/R	P/R	2.86		
AR-67	P/R	P/R	2.02		
AR70	OS(Paseos)	OS	0.57		
AR-71	OS(Paseos)	OS	0.33		
AR-72	OS(Paseos)	OS	0.98		
AR-73	OS(Paseos)	OS	0.97		
AR-74	OS(Paseos)	OS	0.59		
AR-75	OS(Paseos)	OS	0.84		
AR-76	OS(Paseos)	OS	0.33		
AR-77	OS(Paseos)	OS	0.94		
AR-78	OS(Paseos)	OS	0.49		
AR-79	OS(Paseos)	OS	0.39		
AR-80	OS(Paseos)	OS	1.16		
AR-81	OS(Paseos)	OS	1.19		
AR-90	OS	OS	3.81		
AR-91	OS	OS	4.16		
AR-92	OS	OS	28.70		
AR-93	OS	OS	3.10		
AR-94	OS	OS	2.30		
AR-95	OS	OS	2.71		
AR-96	OS	OS	2.29		
AR-97	OS	OS	41.68		
AR-98	OS	OS	7.94		
AR-99	OS	OS	0.50		
AR-100	OS	OS	1.22		
AR-101	OS	OS	0.96		
AR-102	OS(Paseos)	OS	0.64		
AR-103	OS(Paseos)	OS	0.68		
AR-104	OS(Paseos)	OS	0.85		
AR-105	OS	OS	38.19		
AR-106	OS	OS	0.66		
AR-107	OS	OS	0.36		
AR-108	OS	OS	0.62		
AR-109	OS	OS	0.77		
AR-111	OS	OS	0.19		
AR-112	OS	OS	1.05		
AR-113	OS	OS	1.84		
AR-114	OS	OS	0.55		
AR-115	OS	OS	0.73		
AR-116	OS	OS	0.26		

Westbrook Boulevard			19.54		
NAPOTS			50.58		
Roads			31.02		
Subtotal			674.40	2826	
AR-110 Wagner Parcel	UR	UR	20.00	1	
Total			694.40	2827	

* AR- 64 includes 2.12 ac of dedicated parkland and 0.44 ac of road

4.3 Land Use Designations

Land uses within the ARSP are implemented through the zoning designation assigned to each parcel. This includes the application of the Development Standards (DS) and Special Area (SA) overlay zones to provide customized Development Standards and permitted uses as allowed by the City’s Zoning Ordinance. Development Standards and Permitted Uses applicable to the Plan Area are provided in Appendix A. Where Appendix A is silent, the permitted uses and development standards established by the City of Roseville’s Zoning Ordinance and Community Design Guidelines shall apply.

The following summarizes the ARSP Land Use designations with descriptions for each Land Use related density and applied zoning districts:

A. Residential Land Uses

The ARSP utilizes three residential land use designations: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). This mix of residential land uses and their corresponding range of density support the vision of a community that includes a wide variety of housing types and options. Home types and lot sizes are intended to mix seamlessly together on almost a block by block development pattern.

The mix of housing types addresses future growth anticipated in the City of Roseville and neighboring regions. Approximately 70 percent of ARSP units are designated for low and medium densities and the remaining units, approximately 30 percent are planned as high density units.

The densities and supporting development standards as detailed in Appendix A, provide for the various housing options including conventional detached single family homes on large and small lots, alley loaded homes facing streets, parks or paseos, clusters, duets, townhomes, and apartments. This Specific Plan encourages innovative and unique lot configurations and home types that support the overall vision of the community as an urban village.

Custom Homes

Custom homes may be designated for construction in the northwest area of the ARSP located between Placer Parkway and West Sunset Boulevard. Custom homes are single-family residential units with unique exterior styling and individualized interior floor plans, and each home’s architectural design is distinct from others in the subdivision. Typically, custom homes have detailed architectural features and upscale amenities which give them an appearance and character similar to, or qualitatively exceeding individually designed homes found in the City’s other custom and/or executive housing neighborhoods. If proposed, custom home subdivisions may be approved through the City’s tentative subdivision map process.

Table 4.3 Low Density Residential (LDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	.5 - 6.9 dwelling units per acre
Description	The Low-Density Residential (LDR) land use category is applied to lands that are comprised of detached single-family dwelling units. Lot configurations may include conventional (street accessed garages), alley loaded, and clusters.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards for RS zoning per City of Roseville Zoning Ordinance. Standards for accessory uses and structures are as permitted by the City’s Zoning Ordinance Chapter 19.22.

Table 4.4 Medium Density Residential (MDR)	
Applied Zoning Districts	RS Small Lot Residential
Density	7.0 - 12.9 dwelling units per acre
Description	The Medium Density Residential (MDR) land use category is applied to lands characterized by single family detached or attached dwelling units including a wide variety of lot types and configurations. This residential land use will accommodate a variety of housing types and designs on generally smaller lots.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP. Standards for accessory uses and structures are as permitted by the City’s Zoning Ordinance Chapter 19.22.

Table 4.5 High Density Residential (HDR)	
Applied Zoning Districts	R3 Attached Housing
Density	13.0 and more dwelling units per acre
Description	The High Density Residential (HDR) land use category accommodates a range of housing options that meet the minimum density of 13 du/ac. These may include attached or detached duets, townhomes, condominiums or apartments, alone or in combination on a parcel.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

Design Review Permit for Residential Subdivisions (DRRS)

A design review permit for residential subdivisions shall be obtained when required concurrent with the processing of an application for a tentative residential subdivision map. The approving authority for design review for residential subdivisions is the Planning Commission.

Residential Unit Transfers

There may be a desire or need to adjust (reduce or increase) the number of units assigned to some large-lot residential parcels. These adjustments may be permitted, pursuant to the provisions outlined in Section 10.7 (Residential Unit Transfers) of this Specific Plan. If the provisions of that Chapter cannot be met approval of a Specific Plan Amendment and possibly a General Plan Amendment may be required.

B. Commercial Land Uses

The Commercial Land Uses in the ARSP consist of two areas. The first is a Village District, intended to create a true mixed-use urban village atmosphere. The second is a more traditional retail area located adjacent to a possible future interchange along Placer Parkway that would support regional commercial and business park uses.

Therefore there are two distinctly different commercial land uses, including Community Commercial - Village District and Community Commercial to allow their development standards to respond to the difference in uses and character. Tables 4.6 and 4.7 provide further detail into the Commercial Land Use category.

Table 4.6 Community Commercial - Village District (CC-VC)	
Applied Zoning Districts	CMU-SA/DS-AR Commercial Mixed-Use (Special Area Overlay): Village District
Description	<p>The Community Commercial - Village District land use allows for a mix and density of land uses common to an urban setting or traditional downtown.</p> <p>Sites with a Community Commercial - Village District (CC-VC) designation are intended to be developed as mixed-use centers that allow for a combination of commercial, office, and residential uses. To foster this type of development pattern, these sites have a Commercial Mixed Use (CMU) zoning district, which is combined with a Special Area (SA) overlay and Development Standard Overlay. These sites are intended to promote a variety of commercial use types and the flexible siting of other uses that are typically considered to be compatible with commercial development.</p> <p>The permitted uses on these parcels could be mixed in either a horizontal or vertical manner. This means that a commercial/office component could be co-located on the same site with a residential component, or that a commercial/office component could be located on the ground floor of a multi-story residential component. This allows flexibility for future market conditions and encourages an active urban setting.</p>
Permitted Uses & Development Standards	Permitted uses and Development Standards per Appendix A of the ARSP.

Table 4.7 Community Commercial (CC)	
Applied Zoning Districts	CC/DS Community Commercial with Development Standard Overlay
Description	The Community Commercial (CC) land use category is intended to provide a broad range of goods, services, and employment opportunities to an expanded service area.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance. Development Standards per Appendix A of the ARSP.

C. Parks, Open Space & Public Uses

As illustrated in the Land Use Plan, a large portion of the ARSP is dedicated to Open Space and park land uses as well as civic uses. This includes parcels for Parks and Recreation (PR), Open Space (OS), and Public/Quasi-Public (P/QP) uses.

Table 4.8 Park & Recreation (P/R)	
Applied Zoning Districts	PR Park and Recreation
Description	The Park and Recreation (P/R) land use designation is applied to parcels where park facilities are planned. This includes a combination of both active and passive park spaces. The ARSP area includes neighborhood parks ranging in size from approximately 1-acre to 10-acres. These parks are spread evenly throughout the community. Refer to Chapters 3 and 8 for detailed information regarding the location and design intent for the neighborhood parks.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

As stated in the City of Roseville General Plan Parks and Recreation Element, “It is the underlying goal of the Parks and Recreation Element to provide a variety of both passive and active recreational opportunities for all City residents.” The network of parks and their unique character and variety of amenities support this goal.

Table 4.9 Open Space (OS)	
Applied Zoning Districts	OS Open Space
Description	The Open Space (OS) land use designation is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat and where preservation is required by federal permit. Land identified with the OS designation of the ARSP contains natural features and habitat area. The OS land use designation also applies to the Plan Area’s paseo parcels which are widened corridors along key roadways that provide pedestrian/ bikeway linkages throughout the Plan Area. However since they vary in their role and use when compared to larger open space parcels, the paseos are tabulated separately from the open space parcels in land use table.
Permitted Uses & Development Standards	Permitted uses and Development Standards per City of Roseville Zoning Ordinance and City of Roseville Open Space Preserve Overarching Management Plan.

Table 4.10 Public/Quasi-Public	
Applied Zoning Districts	P/QP Public/Quasi-Public
Description	The Public/Quasi-Public (P/QP) land use designation accommodates a variety of public-serving uses and facilities. These sites will provide for an elementary school, fire station, and areas for specific infrastructure related items such as a water storage well and any other facilities required by the Specific Plan.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Municipal Code. Development Standards per Appendix A of the ARSP.

D. Urban Reserve

The ARSP includes one 20-acre parcel as Urban Reserve (UR).

Table 4.11 Urban Reserve	
Applied Zoning Districts	UR Urban Reserve
Description	The Urban Reserve (UR) land use designation is applied to lands that may receive urban land use entitlements at some time in the future. There is one UR parcel within the ARSP which will not be developed as a part of the ARSP.
Permitted Uses & Development Standards	Permitted uses per City of Roseville Zoning Ordinance.

4.4 Permitted Uses

Land uses within the ARSP will be regulated by the application of permitted, conditionally permitted and/or administratively permitted uses designated by the zoning district applied to each parcel. Except as otherwise provided in the ARSP, permitted uses are as specified by the City of Roseville Zoning Ordinance (Chapter 19).

4.5 Development Standards

Adoption of the ARSP by the City includes adoption of the development standards for each zoning district as described in Appendix A. The requirements of the Specific Plan shall take precedence over the City of Roseville Zoning Ordinance. In instances where the Specific Plan is silent, the City of Roseville Zoning Ordinance shall prevail.

Development Standards are detailed in Appendix A and within the City of Roseville Zoning Ordinance.

4.6 Design Guidelines

The ARSP includes Design Guidelines in Appendix B that as adopted will support the community vision through encouraged design approaches, and build upon the City of Roseville Community Design Guidelines.