

Northeast Roseville Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	UNITS	% OF TOTAL UNITS
RESIDENTIAL				
LDR (Residential)	77.66	8.13%	474	35.11%
MDR (Residential)	54.35	5.69%	651	48.22%
Subtotal	132.01	13.83%	1,125	83.33%
SERVICE AND EMPLOYMENT				
CC (Commercial)	66.43	6.96%	225	16.67%
CC (Business Professional and Commercial)	45.15	4.73%	0	0.00%
CC (Community and Regional Commercial)	15.34	1.61%	0	0.00%
CC (Highway Commercial)	37.79	3.96%	0	0.00%
RC (Regional Commercial)	48.44	5.07%	0	0.00%
RC (Automall)	86.88	9.10%	0	0.00%
BP (Medical Campus)	102.22	10.71%	0	0.00%
BP (Business Park and Professional Office)	150.24	15.74%	0	0.00%
BP (Research and Development)	55.79	5.84%	0	0.00%
Subtotal	608.28	63.72%	225	16.67%
OPEN SPACE AND PUBLIC				
OS (Open Space)	68.46	7.17%	0	0.00%
OS (Watershed)	25.95	2.72%	0	0.00%
PR (Park)	13.38	1.40%	0	0.00%
PQP (School)	10.00	1.05%	0	0.00%
ROW (Right of Way)	96.57	10.12%	0	0.00%
Subtotal	214.36	22.45%	0	0.00%
Total	954.73	100.0%	1,350	100.0%

Last Updated: December 10, 2014

NORTHEAST ROSEVILLE LAND USE PLAN

Exhibit 8B



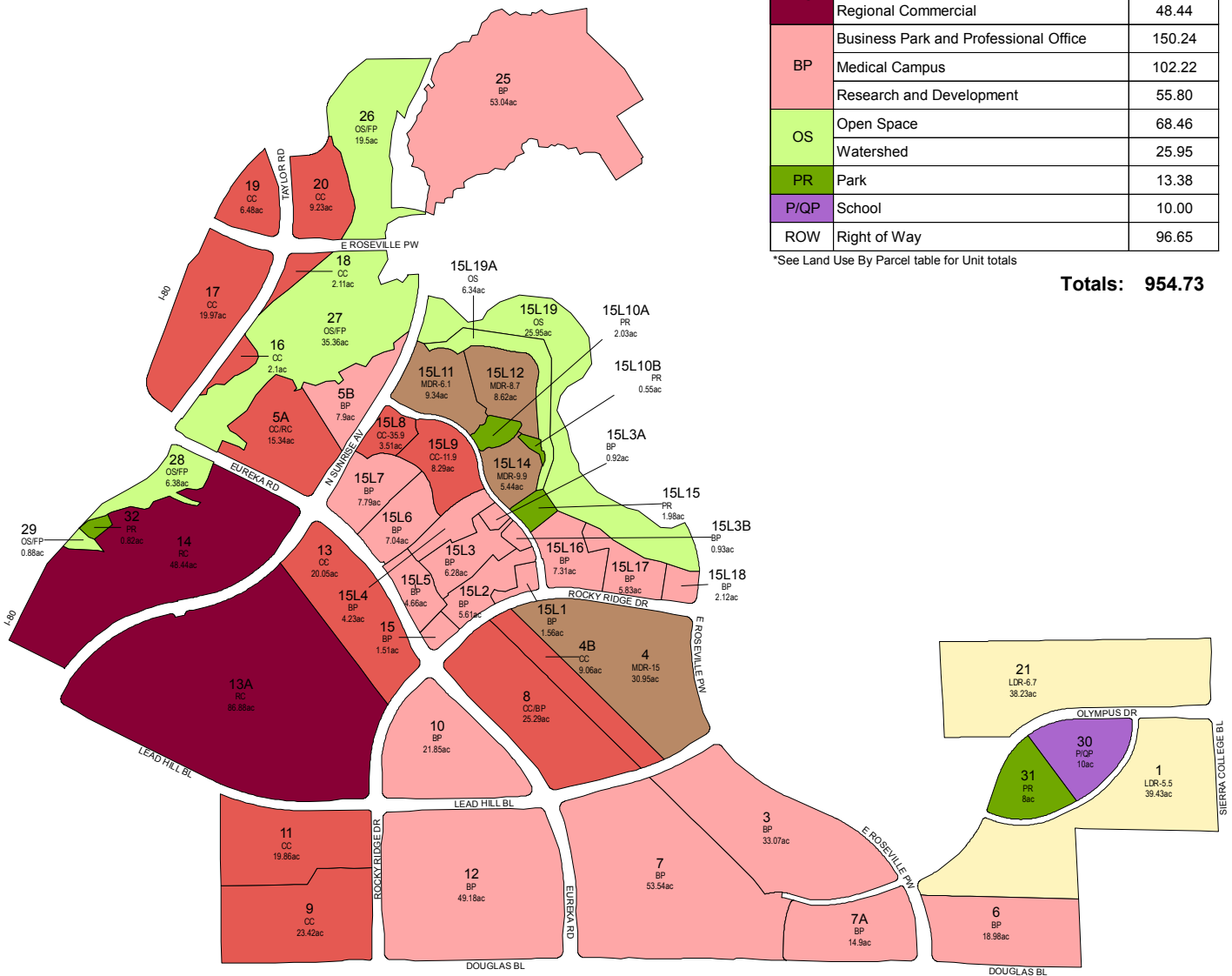
Land Use Designation

Acres

LDR	Residential	77.66
MDR	Residential	54.34
CC	Business Professional and Commercial	45.15
	Commercial	66.43
	Community and Regional Commercial	15.34
RC	Highway Commercial	37.79
	Automall	86.88
BP	Regional Commercial	48.44
	Business Park and Professional Office	150.24
BP	Medical Campus	102.22
	Research and Development	55.80
OS	Open Space	68.46
OS	Watershed	25.95
	Park	13.38
P/QP	School	10.00
ROW	Right of Way	96.65

*See Land Use By Parcel table for Unit totals

Totals: 954.73



Northeast Roseville Land Use by Parcel

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
1	LDR (Residential)	RS/DS	39.43	216	5.5
3	BP (Business Park and Professional Office)	BP/SA-NE	33.07		
4	MDR (Residential)	R3	30.95	465	15.0
4B	CC (Commercial)	GC/SA	9.06		
5A	CC (Community and Regional Commercial)	RC/SA-NE	15.34		
5B	BP (Business Park and Professional Office)	BP/SA-NE	7.90		
6	BP (Business Park and Professional Office)	BP/SA-NE	18.98		
7	BP (Business Park and Professional Office)	BP/SA-NE	53.54		
7A	BP (Business Park and Professional Office)	BP/SA-NE	14.90		
8	CC (Business Professional and	CC/SA-NE	25.29		
9	CC (Commercial)	CC	23.42		
10	BP (Business Park and Professional Office)	BP/SA-NE	21.85		
11	CC (Business Professional and	CC/SA-NE	19.86		
12	BP (Medical Campus)	PD470	49.18		
13	CC (Commercial)	RC/SA-NE	20.05		
13A	RC (Automall)	PD247, PD253, PD261	86.88		
14	RC (Regional Commercial)	RC/SA-NE	48.44		
15	BP (Research and Development)	PD 178	1.51		
15L1	BP (Research and Development)	PD 178	1.56		
15L2	BP (Research and Development)	PD 178	5.61		
15L3	BP (Research and Development)	PD 178	6.28		
15L3A	BP (Research and Development)	PD 178	0.92		
15L3B	BP (Research and Development)	PD 178	0.93		
15L4	BP (Research and Development)	PD 178	4.23		
15L5	BP (Research and Development)	PD 178	4.66		
15L6	BP (Research and Development)	PD 178	7.04		
15L7	BP (Research and Development)	PD 178	7.79		
15L8	CC (Commercial)	PD178	3.51	126	35.9
15L9	CC (Commercial)	PD178	8.29	99	11.9
15L10A	PR (Park)	PR	2.03		
15L10B	PR (Park)	PR	0.55		
15L11	MDR (Residential)	R3/DS	9.34	57	6.1
15L12	MDR (Residential)	R3/DS	8.62	75	8.7
15L14	MDR (Residential)	R3/DS	5.44	54	9.9
15L15	PR (Park)	PR	1.98		
15L16	BP (Research and Development)	PD 178	7.31		

PARCEL	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ALLOCATED UNITS	DENSITY
15L17	BP (Research and Development)	PD 178	5.83		
15L18	BP (Research and Development)	PD 178	2.12		
15L19	OS (Watershed)	OS	25.95		
15L19A	OS (Open Space)	OS	6.34		
16	CC (Commercial)	CC	2.10		
17	CC (Highway Commercial)	HC/SA-NE	19.97		
18	CC (Highway Commercial)	HC/SA-NE	2.11		
19	CC (Highway Commercial)	HC/SA-NE	6.48		
20	CC (Highway Commercial)	HC/SA-NE	9.23		
21	LDR (Residential)	RS/DS	38.23	258	6.7
25	BP (Medical Campus)	PD457	53.04		
26	OS (Open Space)	OS	19.50		
27	OS (Open Space)	OS	35.36		
28	OS (Open Space)	OS	6.38		
29	OS (Open Space)	OS	0.88		
30	PQP (School)	P/QP	10.00		
31	PR (Park)	PR	8.00		
32	PR (Park)	PR	0.82		
ROW	ROW (Right of Way)	ROW	96.57		
Total			954.73	1,350	

Notes:

-A verification study conducted in December of 2006 and again in January of 2008 resulted in minor adjustments to the acreage and number of dwelling units.

-Units allocated to parcels 15L8 and 15L9 are being held in reserve for future use on residentially zoned lots within the Master Plan area (e.g., Lots 11-14).

Last Updated: December 10, 2014