

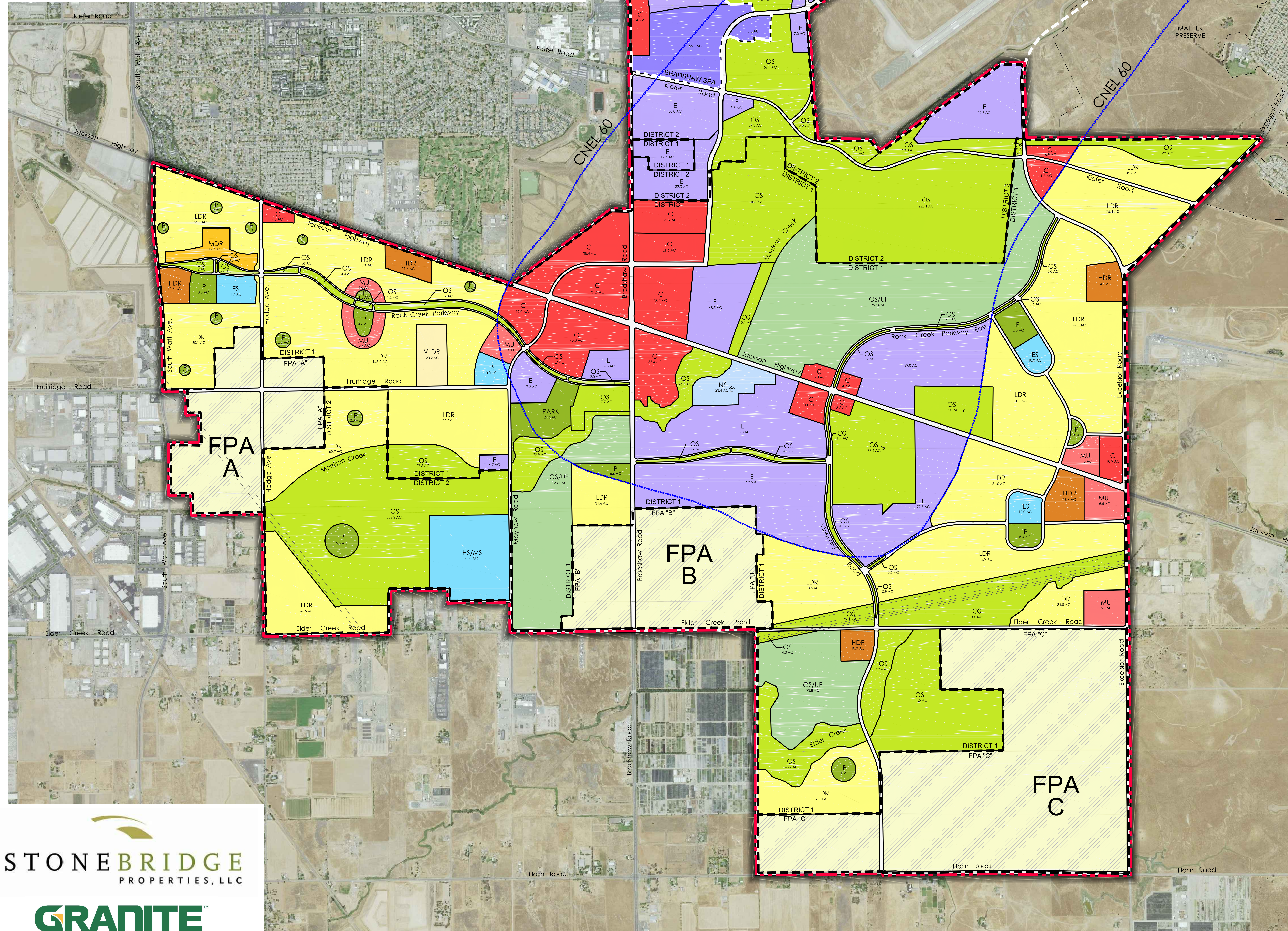
FIGURE 6

REVISED PROJECT LAND USE PLAN

WEST JACKSON HIGHWAY MASTER PLAN

COUNTY OF SACRAMENTO, CALIFORNIA

APRIL 5, 2017

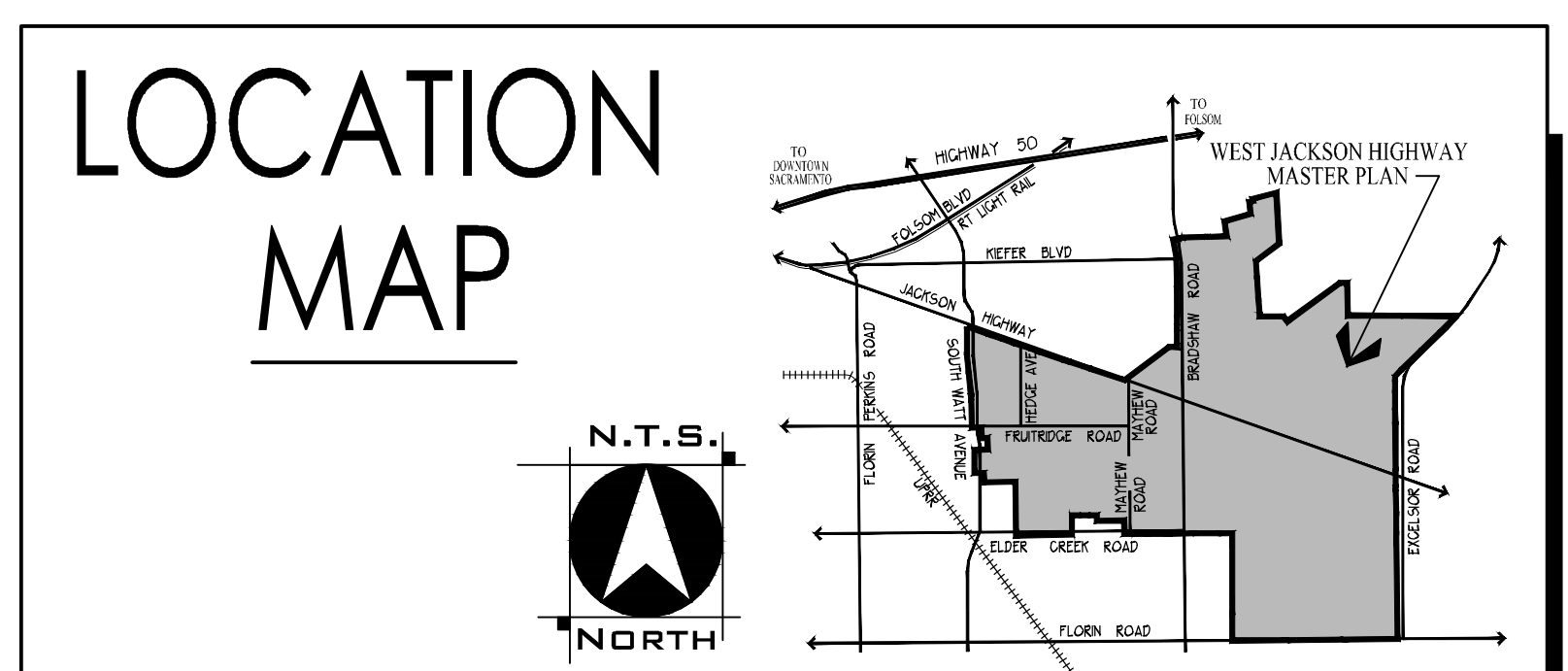


LAND USE SUMMARY

KEY	LAND USE	AC±	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	115.4	0.1 - 4.0	2.0	231		
LDR	LOW DENSITY RESIDENTIAL	1,709.5	3.0 - 8.0	5.0	8,548		
MDR	MEDIUM DENSITY RESIDENTIAL	27.6	7.0 - 18.0	14.0	386		
HDR	HIGH DENSITY RESIDENTIAL	127.2	20.0 - 30.0	25.0	3,180		
MU	MIXED USE	120.9	20.0 - 30.0	20.0	2,418	0.20	1,053,281
C	COMMERCIAL	342.8			0.25		3,733,092
E	EMPLOYMENT	803.3			0.30		10,497,524
I	INDUSTRIAL	154.8			0.30		2,022,926
S	SCHOOL	131.7					
P	PARK	162.5					
OS	OPEN SPACE	1,469.5					
OS/UF	OPEN SPACE/URBAN FARM	476.3					
INS	INSTITUTIONAL	23.4					
AR	ARTERIAL/COLLECTOR ROADS	248.2					
TOTAL		5,913.3					17,306,824

EST. DU: 14,763
EST. FAR: 0.20
EST. SQ. FT.: 17,306,824

This Land Use Plan is for preliminary planning purposes only. Boundary, land use and street alignments are subject to change prior to final mapping and design. Acreage figures exclude Arterial and Major Collector Roads.



SUMMARY-DISTRICT ONE

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	20.2	0.1 - 4.0	2.0	40		
LDR	LOW DENSITY RESIDENTIAL	1,128.8	3.0 - 8.0	5.0	5,644		
MDR	MEDIUM DENSITY RESIDENTIAL	17.8	7.0 - 18.0	14.0	241		
HDR	HIGH DENSITY RESIDENTIAL	43.7	20.0 - 30.0	25.0	1,443		
MU	MIXED USE	48.4	20.0 - 30.0	20.0	1,008	0.20	406,413
C	COMMERCIAL	312.8			0.25		3,408,214
E	EMPLOYMENT	490.2			0.30		6,402,300
I	INDUSTRIAL	0.0					
S	SCHOOL	41.7					
P	PARK	33.8					
OS	OPEN SPACE	750.2					
OS/UF	OPEN SPACE/URBAN FARM	47.3					
INS	INSTITUTIONAL	23.4					
TOTAL		3,497.7			9,131		10,412,147

PARK REQUIREMENT (SOUTHGATE PARKS & RECREATION)
4,100 SF DUS x 0.0004 AC/DUS = 164 AC REQUIRED
2,000 SF DUS x 0.0004 AC/DUS = 80 AC REQUIRED
9,131 DUS = 368 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)
4,100 SF DUS x 0.0247 P.P.F. = 101 STUDENTS/700 PER ES = 0.30
2,000 SF DUS x 0.0247 P.P.F. = 50 STUDENTS/700 PER ES = 0.15
9,131 DUS = 251 STUDENTS/700 PER ES = 0.75

MS REQUIREMENT (ELK GROVE USD)
4,100 SF DUS x 0.1144 P.P.F. = 469 STUDENTS/1,200 PER MS = 0.39
2,000 SF DUS x 0.1144 P.P.F. = 229 STUDENTS/1,200 PER MS = 0.19
9,131 DUS = 698 STUDENTS/1,200 PER MS = 0.58

HS REQUIREMENT (ELK GROVE USD)
4,100 SF DUS x 0.0353 P.P.F. = 146 STUDENTS/2,000 PER HS = 0.07
2,000 SF DUS x 0.0353 P.P.F. = 71 STUDENTS/2,000 PER HS = 0.04
9,131 DUS = 217 STUDENTS/2,000 PER HS = 0.11

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-DISTRICT TWO

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	126.2	3.0 - 8.0	5.0	631		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	7.0 - 18.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	0.0	20.0 - 30.0	25.0	0		
MU	MIXED USE	0.0	20.0 - 30.0	20.0	0	0.20	0
C	COMMERCIAL	244.4			0.25		2,852,793
E	EMPLOYMENT	74.8			0.30		977,486
I	INDUSTRIAL	7.0					
S	SCHOOL	7.0					
P	PARK	16.2					
OS	OPEN SPACE	415.1					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		1,201.4			1,064		4,633,477

PARK REQUIREMENT (SOUTHGATE PARKS & RECREATION)
491 SF DUS x 0.0004 AC/DUS = 196 AC REQUIRED
11.3 AC PROVIDED

PARK REQUIREMENT (CROCKVA PARKS & RECREATION)
413 SF DUS x 0.0004 AC/DUS = 165 AC REQUIRED
2.3 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)
441 SF DUS x 0.0247 P.P.F. = 109 STUDENTS/700 PER ES = 0.32
413 SF DUS x 0.0247 P.P.F. = 102 STUDENTS/700 PER ES = 0.31
1,054 DUS = 211 STUDENTS/700 PER ES = 0.43

MS REQUIREMENT (ELK GROVE USD)
441 SF DUS x 0.1144 P.P.F. = 504 STUDENTS/1,200 PER MS = 0.42
413 SF DUS x 0.1144 P.P.F. = 472 STUDENTS/1,200 PER MS = 0.39
1,054 DUS = 976 STUDENTS/1,200 PER MS = 0.81

HS REQUIREMENT (ELK GROVE USD)
441 SF DUS x 0.0353 P.P.F. = 155 STUDENTS/2,000 PER HS = 0.08
413 SF DUS x 0.0353 P.P.F. = 147 STUDENTS/2,000 PER HS = 0.07
1,054 DUS = 302 STUDENTS/2,000 PER HS = 0.15

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-FPA A

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	80.0	3.0 - 8.0	5.0	400		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	7.0 - 18.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	12.0	20.0 - 30.0	25.0	480		
MU	MIXED USE	2.0	20.0 - 30.0	20.0	40	0.20	174,240
C	COMMERCIAL	6.0			0.25		70,800
E	EMPLOYMENT	48.7			0.30		6,441,600
I	INDUSTRIAL	0.0					
S	SCHOOL	0.0					
P	PARK	0.0					
OS	OPEN SPACE	27.0					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		174.7			740		453,840

PARK REQUIREMENT (SOUTHGATE PARKS & RECREATION)
400 SF DUS x 0.0004 AC/DUS = 160 AC REQUIRED
340 SF DUS x 0.0004 AC/DUS = 136 AC REQUIRED
740 DUS = 296 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)
400 SF DUS x 0.0247 P.P.F. = 99 STUDENTS/700 PER ES = 0.30
340 SF DUS x 0.0247 P.P.F. = 84 STUDENTS/700 PER ES = 0.32
740 DUS = 183 STUDENTS/700 PER ES = 0.52

MS REQUIREMENT (ELK GROVE USD)
400 SF DUS x 0.1144 P.P.F. = 458 STUDENTS/1,200 PER MS = 0.38
340 SF DUS x 0.1144 P.P.F. = 387 STUDENTS/1,200 PER MS = 0.32
740 DUS = 845 STUDENTS/1,200 PER MS = 0.70

HS REQUIREMENT (ELK GROVE USD)
400 SF DUS x 0.0353 P.P.F. = 141 STUDENTS/2,000 PER HS = 0.07
340 SF DUS x 0.0353 P.P.F. = 120 STUDENTS/2,000 PER HS = 0.06
740 DUS = 261 STUDENTS/2,000 PER HS = 0.13

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-FPA B

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	125.7	3.0 - 8.0	5.0	628		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	7.0 - 18.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	0.0	20.0 - 30.0	25.0	0		
MU	MIXED USE	15.0	20.0 - 30.0	20.0	300	0.20	130,680
C	COMMERCIAL	6.0			0.25		70,800
E	EMPLOYMENT	48.7			0.30		6,441,600
I	INDUSTRIAL	0.0					
S	SCHOOL	0.0					
P	PARK	22.2					
OS	OPEN SPACE	34.0					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		204.9			1,429		130,480

PARK REQUIREMENT (SOUTHGATE PARKS & RECREATION)
427 SF DUS x 0.0004 AC/DUS = 171 AC REQUIRED
400 SF DUS x 0.0004 AC/DUS = 160 AC REQUIRED
1,429 DUS = 551 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)
427 SF DUS x 0.0247 P.P.F. = 105 STUDENTS/700 PER ES = 0.30
400 SF DUS x 0.0247 P.P.F. = 99 STUDENTS/700 PER ES = 0.32
1,429 DUS = 304 STUDENTS/700 PER ES = 0.43

MS REQUIREMENT (ELK GROVE USD)
427 SF DUS x 0.1144 P.P.F. = 488 STUDENTS/1,200 PER MS = 0.40
400 SF DUS x 0.1144 P.P.F. = 458 STUDENTS/1,200 PER MS = 0.38
1,429 DUS = 946 STUDENTS/1,200 PER MS = 0.78

HS REQUIREMENT (ELK GROVE USD)
427 SF DUS x 0.0353 P.P.F. = 151 STUDENTS/2,000 PER HS = 0.07
400 SF DUS x 0.0353 P.P.F. = 141 STUDENTS/2,000 PER HS = 0.07
1,429 DUS = 302 STUDENTS/2,000 PER HS = 0.15

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-FPA C

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLD	VERY LOW DENSITY RESIDENTIAL	95.4	0.1 - 4.0	2.0	191		
LDR	LOW DENSITY RESIDENTIAL	212.7	3.0 - 8.0	5.0	1,064		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	7.0 - 18.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	0.0	20.0 - 30.0	25.0	0		
MU	MIXED USE	34.5	20.0 - 30.0	20.0	690	0.20	300,540
C	COMMERCIAL	12.0			0.25		140,400
E	EMPLOYMENT	0.0			0.30		0
I	INDUSTRIAL	0.0					
S	SCHOOL	10.0					
P	PARK	22.2					
OS	OPEN SPACE	34.0					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		364.6			2,410		1,474,084

PARK REQUIREMENT (SOUTHGATE PARKS & RECREATION)
1,280 SF DUS x 0.0004 AC/DUS = 512 AC REQUIRED
1,000 SF DUS x 0.0004 AC/DUS = 400 AC REQUIRED
2,410 DUS = 924 AC PROVIDED

ES REQUIREMENT (ELK GROVE USD)
1,280 SF DUS x 0.0247 P.P.F. = 317 STUDENTS/700 PER ES = 0.45
1,000 SF DUS x 0.0247 P.P.F. = 247 STUDENTS/700 PER ES = 0.35
2,410 DUS = 564 STUDENTS/700 PER ES = 0.80

MS REQUIREMENT (ELK GROVE USD)
1,280 SF DUS x 0.1144 P.P.F. = 146 STUDENTS/1,200 PER MS = 0.12
1,000 SF DUS x 0.1144 P.P.F. = 114 STUDENTS/1,200 PER MS = 0.09
2,410 DUS = 260 STUDENTS/1,200 PER MS = 0.21

HS REQUIREMENT (ELK GROVE USD)
1,280 SF DUS x 0.0353 P.P.F. = 455 STUDENTS/2,000 PER HS = 0.23
1,000 SF DUS x 0.0353 P.P.F. = 353 STUDENTS/2,000 PER HS = 0.18
2,410 DUS = 808 STUDENTS/2,000 PER HS = 0.40

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS



SWA Laguna Beach
Sausalito
San Francisco
Los Angeles
Houston
Dallas
Shanghai

570 Glenneyre Street
Laguna Beach CA 92651
Fax 949.494.7861
949.497.5471

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

WEST JACKSON HIGHWAY MASTER PLAN - FIGURE 6 LAND USE PLAN