

SPK-2004-00116- Cordova Hills Project Land-Use Table

Page 1 of 2

Land-Use Designation		Land-Use Description	Acres
AG	Agriculture	Agriculture, Sports Park, Solar Farm, District Energy Plant, Corporation Yard, Park and Ride Lot, Transit Parking Facility, Fueling Station, Roads, Storm Water and Storm Quality Basins, Community Gardens, Avoided Areas, Sewer Pump Station and Line, Water Tanks and Similar Utilities	146.3
P/QP	Public/Quasi Public	Churches, Schools, Parks, Public Utilities, Libraries, Fire Stations, Community Gardens, Flood Control and Storm Water Quality Treatment Facilities)	107.8
R	Recreation	Parks, Recreation Centers, Community Centers, Concessions, Minor Retail, Coffee Shop, Paseos, Open Space, Flood Control and Storm Water Quality Treatment Facilities	99.2
R2	Recreation and Open Space	Parks, Recreation Centers*, Community Gardens, Community Centers*, Concessions*, Minor Retail*, Coffee Shop*, Paseos, Open Space, Flood Control and Storm Water Quality Treatment Facilities	151.6
AV	Avoided Areas	Resource Avoidance, Trails, Outdoor Classroom, Interpretive Signage	540.9
ER	Estates Residential (1 to 4 du/ac)	Single Family Dwellings, Schools, Parks, Private Community Centers, Gardens, Landmark Features, Private Schools, Public Utilities, Flood Control and Storm Water Quality Treatment Facilities	64.7
LDR	Low Density Residential (4 to 7 du/ac)	Single Family Dwellings, Duplex and Halfplex Dwellings, Churches, Schools, Parks, Public and Private Community Centers, Gardens, Landmark Features, Private Schools, Public Utilities, Libraries, Fire Stations, Police Stations, Flood Control and Storm Water Quality Treatment Facilities	441.0
MDR	Medium Density Residential (7 to 15 du/ac)	Small Lot Single Family Dwellings, Greencourt, Motorcourt, Duplexes, Halfplexes, Townhomes, Live/Work Dwellings, Neighborhood Work Centers, Children and Senior Day Care Centers, Churches, Schools, Parks, Public and Private Community Centers, Gardens, Landmark Features Private Schools, Public Utilities, Libraries, Fire Stations, Police Stations, Flood Control and Storm Water Quality Treatment Facilities	310.5
RD20	Medium/High Density Residential (20 du/ac)	Same as MDR	54.0

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Page 2 of 2

Land-Use Designation	Land-Use Description	Acres
HDR1 High Density Residential (20 to 30 du/ac)	Townhomes, Apartments, Live/Work Dwellings, Neighborhood Work Centers, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Flood Control and Storm Water Quality Treatment Facilities	79.6
FRO Flex Residential Overlay	Flex Residential Overlay applies to LDR, MDR, RD20, and HDR uses as indicated on the FRO Map. All uses allowed in the underlying land use designations, plus Retail and Work Centers, Live/Work Dwellings, Children and Senior Day Care Centers	N/A
FC Flex Commercial	Retail, Services and Work Center uses that serve the surrounding neighborhood	34.6
TC Town Center	The TC land use designation consists of two distinct subareas. North of Chrysanthy Boulevard the Town Center would be an intensive mix of regional-oriented retail, services, and entertainment. South of Chrysanthy Boulevard the TC would provide more locally oriented shopping and employment opportunities. All TC designations would allow Hospital (100 bed maximum), and up to 25 percent of the net developable land area to be developed as High Density Residential in horizontal or vertical integrated configurations	204.3