



# *Conceptual Review of Carson Creek Village Specific Plan*

*Pre-Application No. PA20-0002*

*Legistar Item No. 21-0177*

*Applicant: Pioneer Law Group/Pacific Realty Associates*

# Purpose

## Conduct Conceptual Review of the proposed Carson Creek Village Specific Plan

- Verify Consistency BOS Policy J-6 (General Plan Amendment Initiation Hearing)
- Provide the Applicant with initial feedback and advice on the proposed project prior to formal application filing

# BOS Policy J-6

aka “General Plan Amendment Initiation Hearing” as a formal Conceptual Review of:

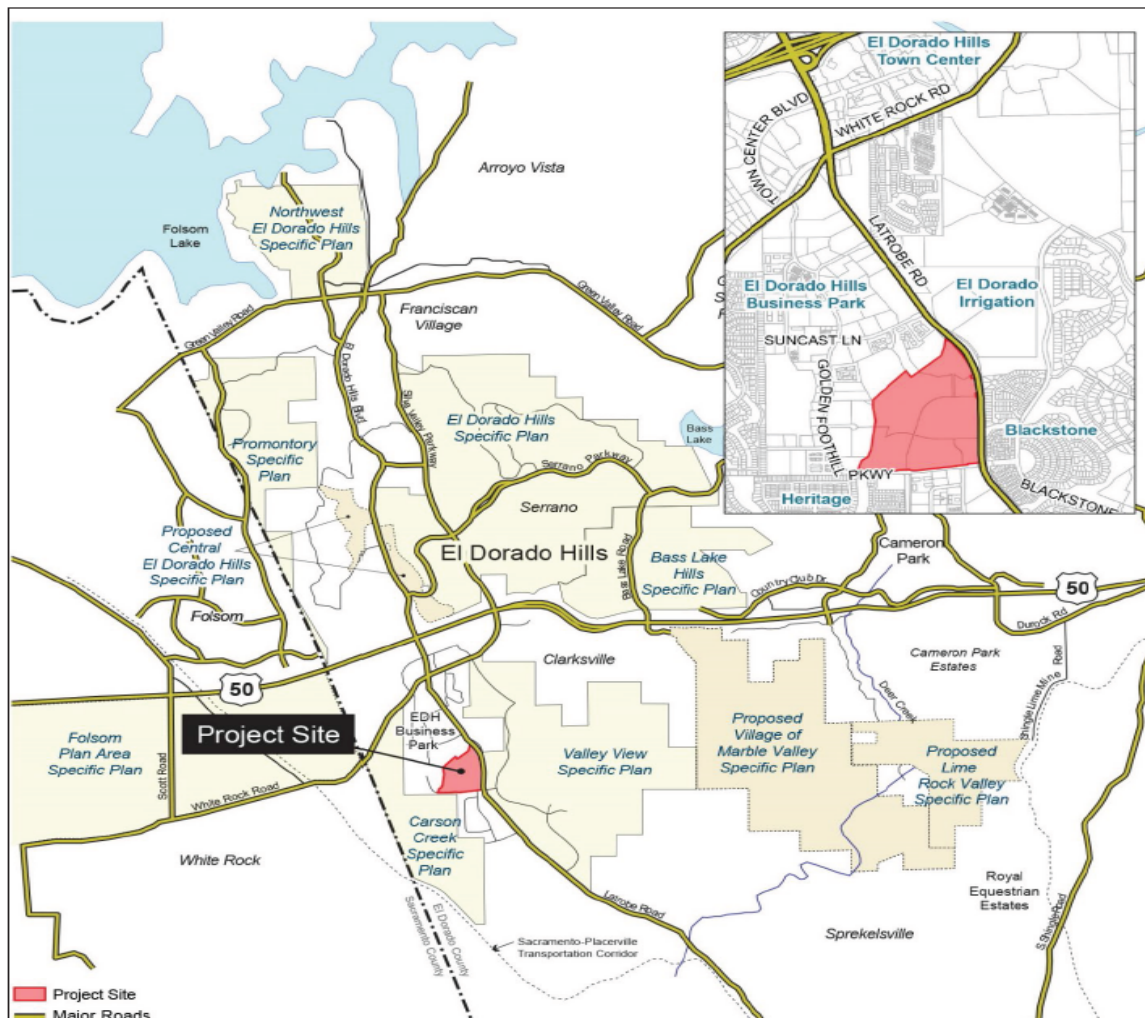
- Private development applications
- General Plan Amendment, a Specific Plan Amendment, or a new Specific Plan
- Allowable residential development of 50 dwelling units or more

## BOS Policy J-6 (Cont.)

Conceptual Review must include consistency analysis of specific criteria:

- Conformance with the following (as applicable):
  1. General Plan goals and objectives
  2. County adopted Strategic Plan
  3. Adopted community vision and implementation plan
- Proximity to existing public services and infrastructure
- Public benefit to the community

# Conceptual Review of Proposed Carson Creek Village Specific Plan



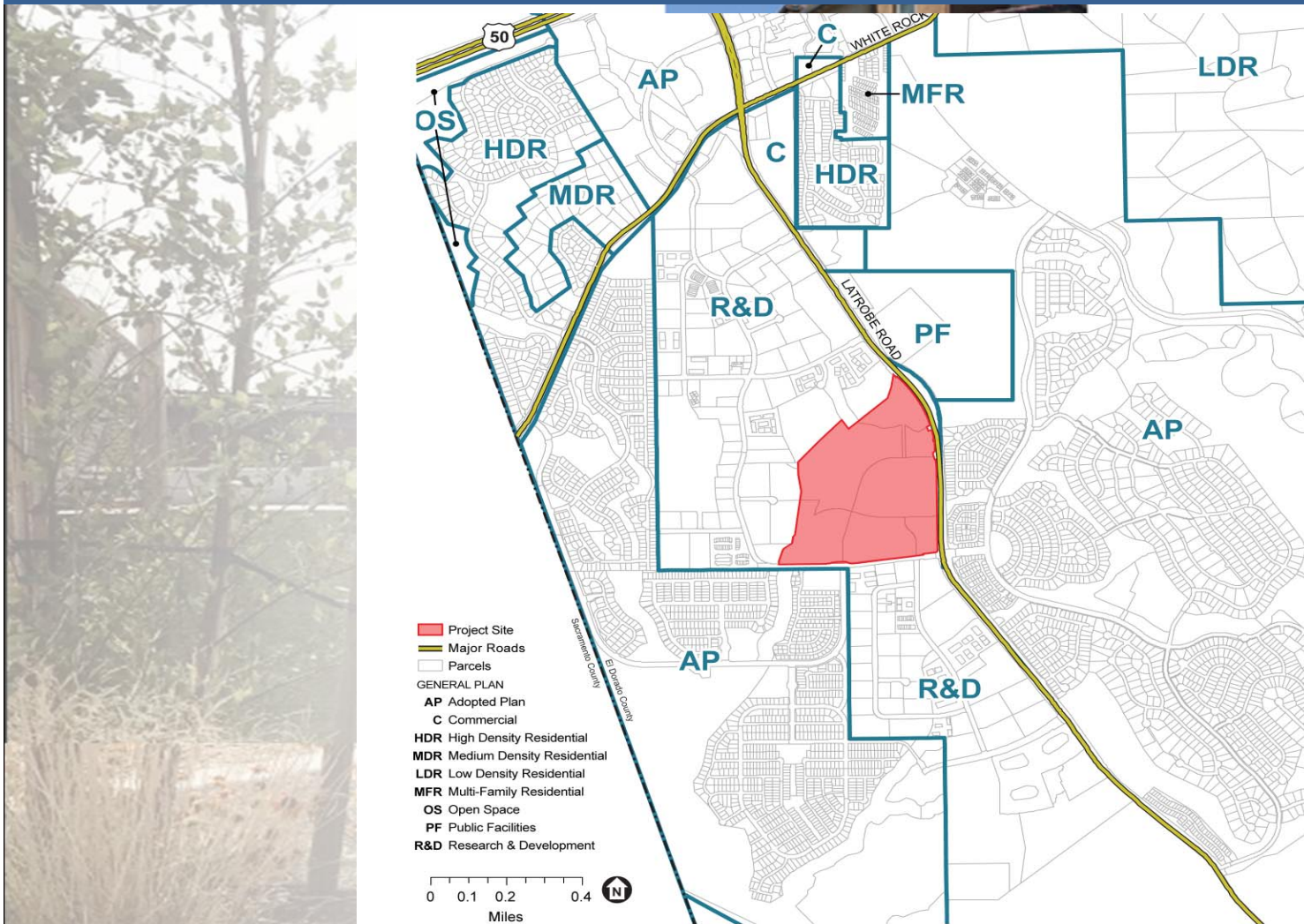
Regional Location Map (Exhibit L)

# Conceptual Review of Proposed Carson Creek Village Specific Plan



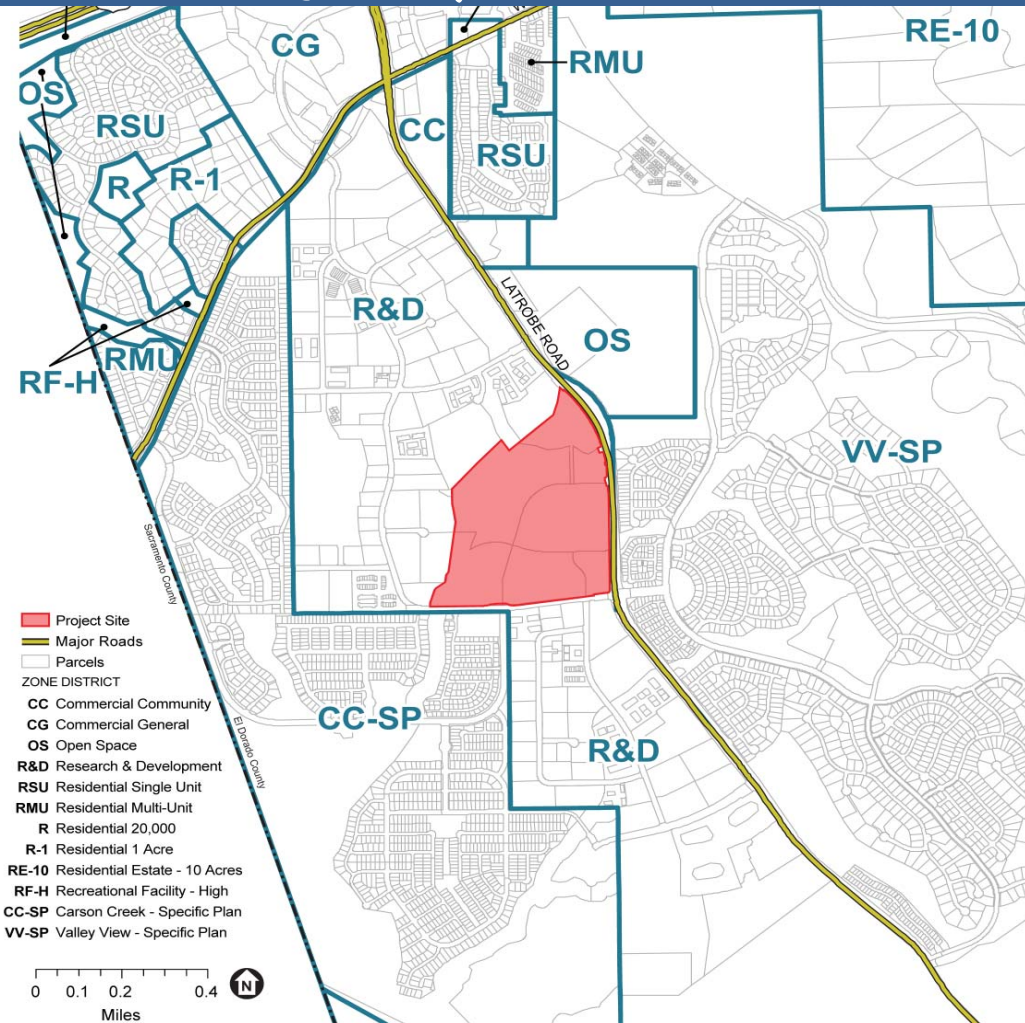
Site Aerial Photo (Exhibit G)

# Conceptual Review of Proposed Carson Creek Village Specific Plan



General Plan Land Use Map (Exhibit C)

# Conceptual Review of Proposed Carson Creek Village Specific Plan



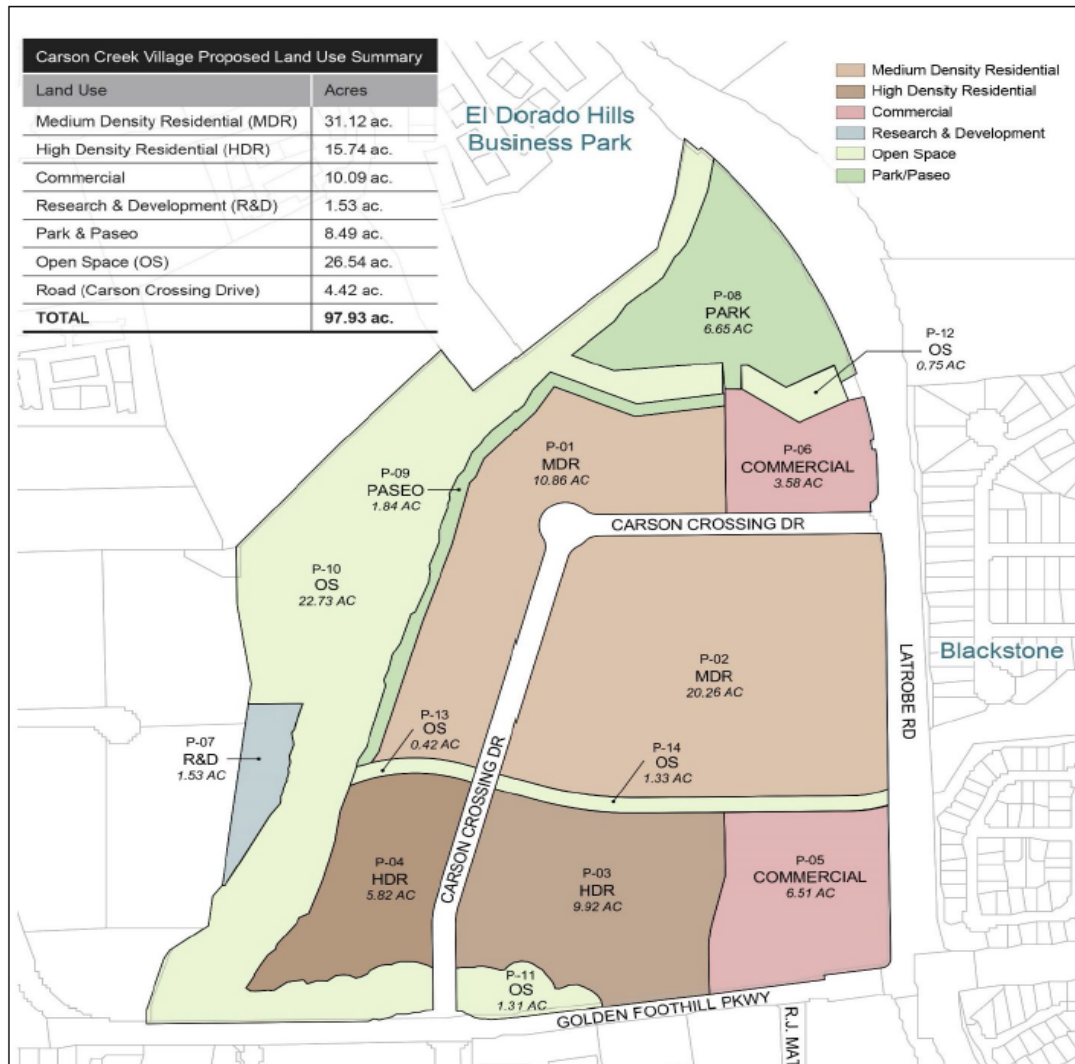
## Zoning Map (Exhibit D)



# Conceptual Review of Proposed Carson Creek Village Specific Plan

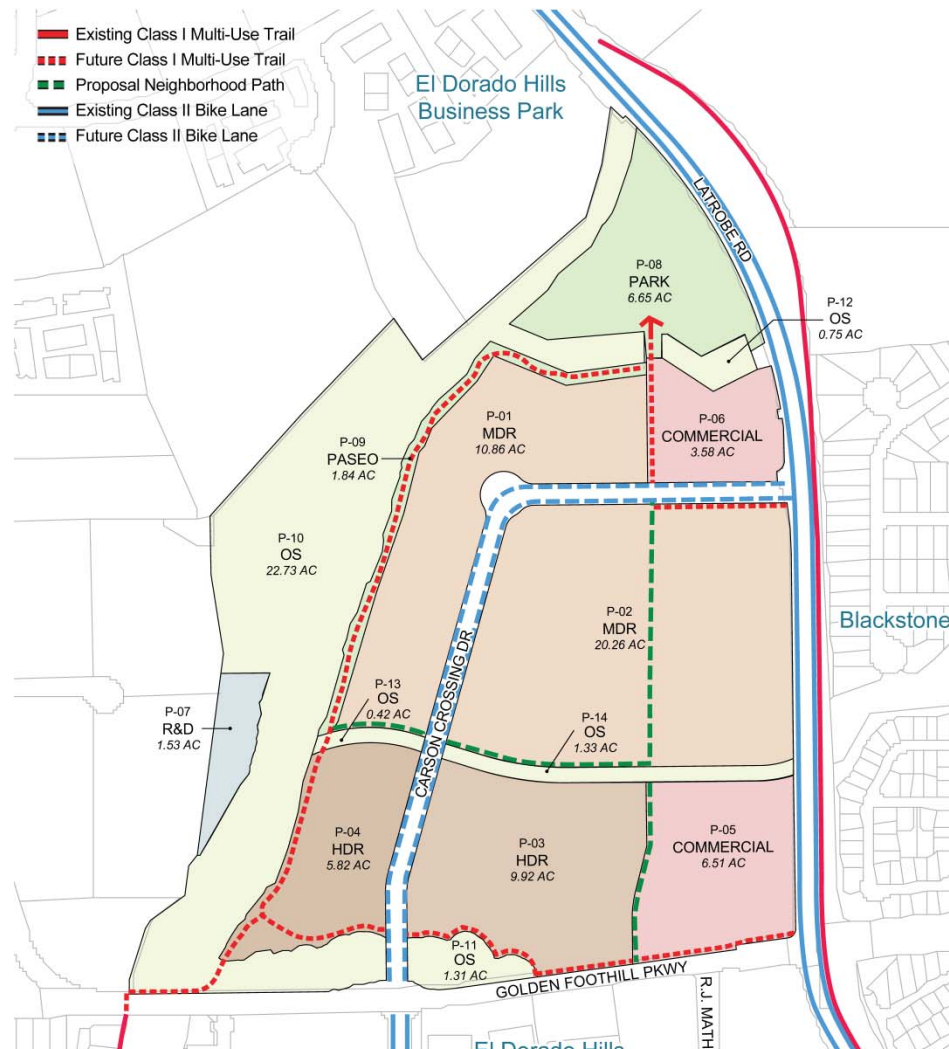
- Vacant 97-acre property in the EDH Business Park
- Approximately 600-800 attached and detached residential units on 47 acres
- Approximately 10 acres of commercial use
- 8.5 acres of active recreation/park facilities and multi-purpose trail system
- Approximately 26.5 acres of dedicated open space

# Conceptual Review of Proposed Carson Creek Village Specific Plan



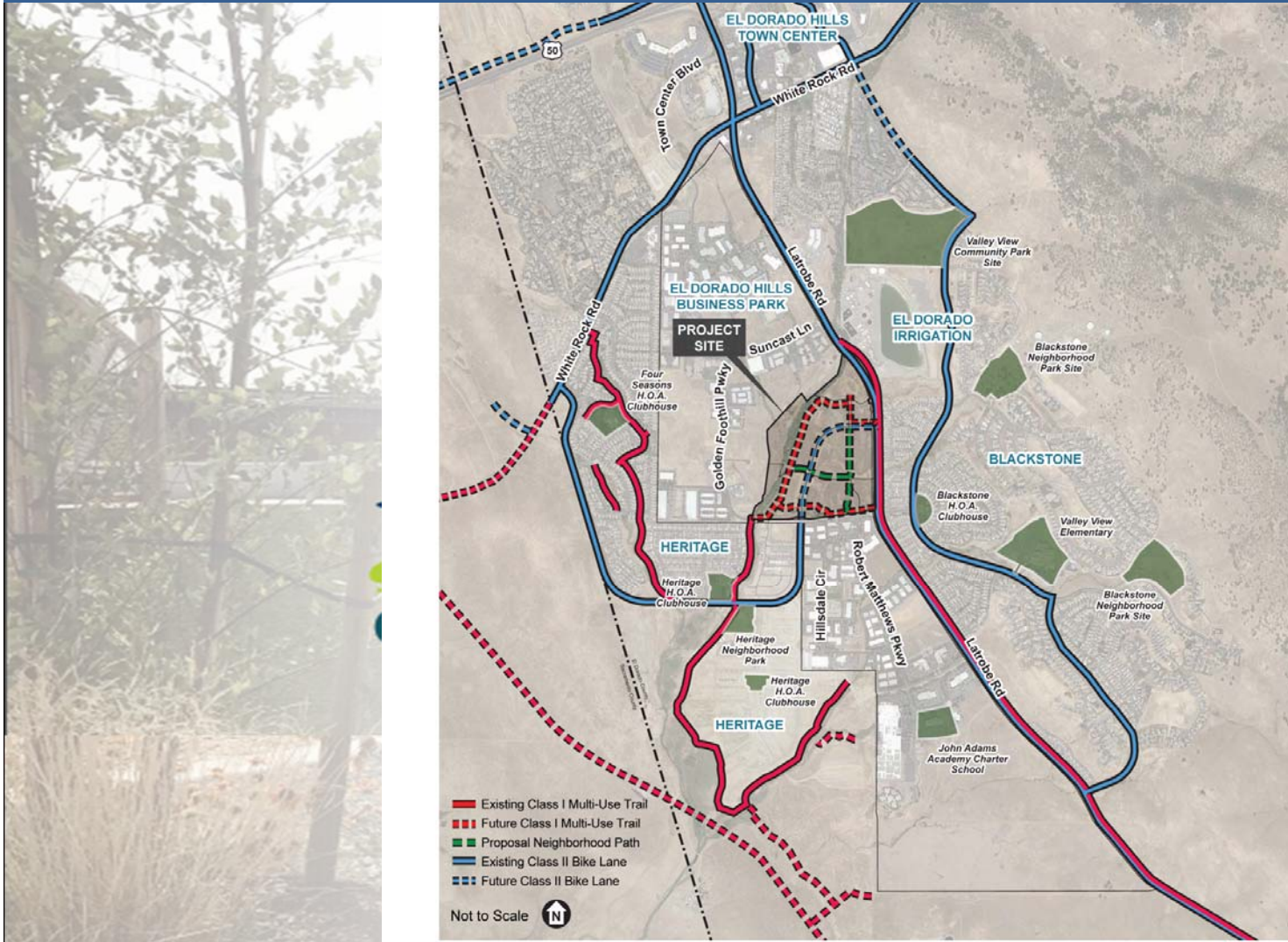
## Proposed Land Use Plan (Exhibit 1)

# Conceptual Review of Proposed Carson Creek Village Specific Plan



## Proposed Circulation Plan (Exhibit J)

# Conceptual Review of Proposed Carson Creek Village Specific Plan



## Proposed Regional Trail Plan (Exhibit K)

# Conceptual Review of Proposed Carson Creek Village Specific Plan: Staff Analysis and Recommendation

- Found consistent with Criteria BOS Policy J-6
- Preliminary Agency Review and Comments
- Identified Challenges and Opportunities
- Identified Potential Entitlement Applications
- Recommendation to BOS
  - Evaluate and verify project for consistency with BOS Policy J-6
  - Provide feedback to the applicant

# Comments/Questions For Staff?



Thank You!

