



TOWN CENTER WEST

MIXED USE DEVELOPMENT REVIEW

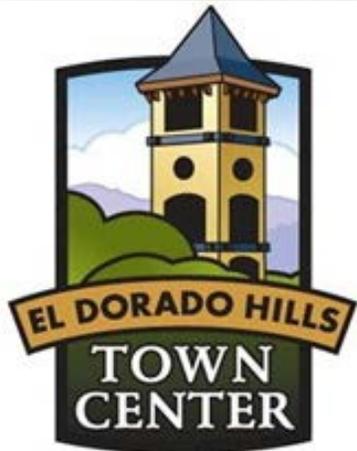
PLANNING AREAS B & D

Pre-Application PA16-0006 / Town Center West Planned Development
EL DORADO HILLS INVESTORS, LTD.
c/o THE MANSOUR COMPANY

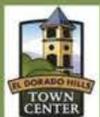
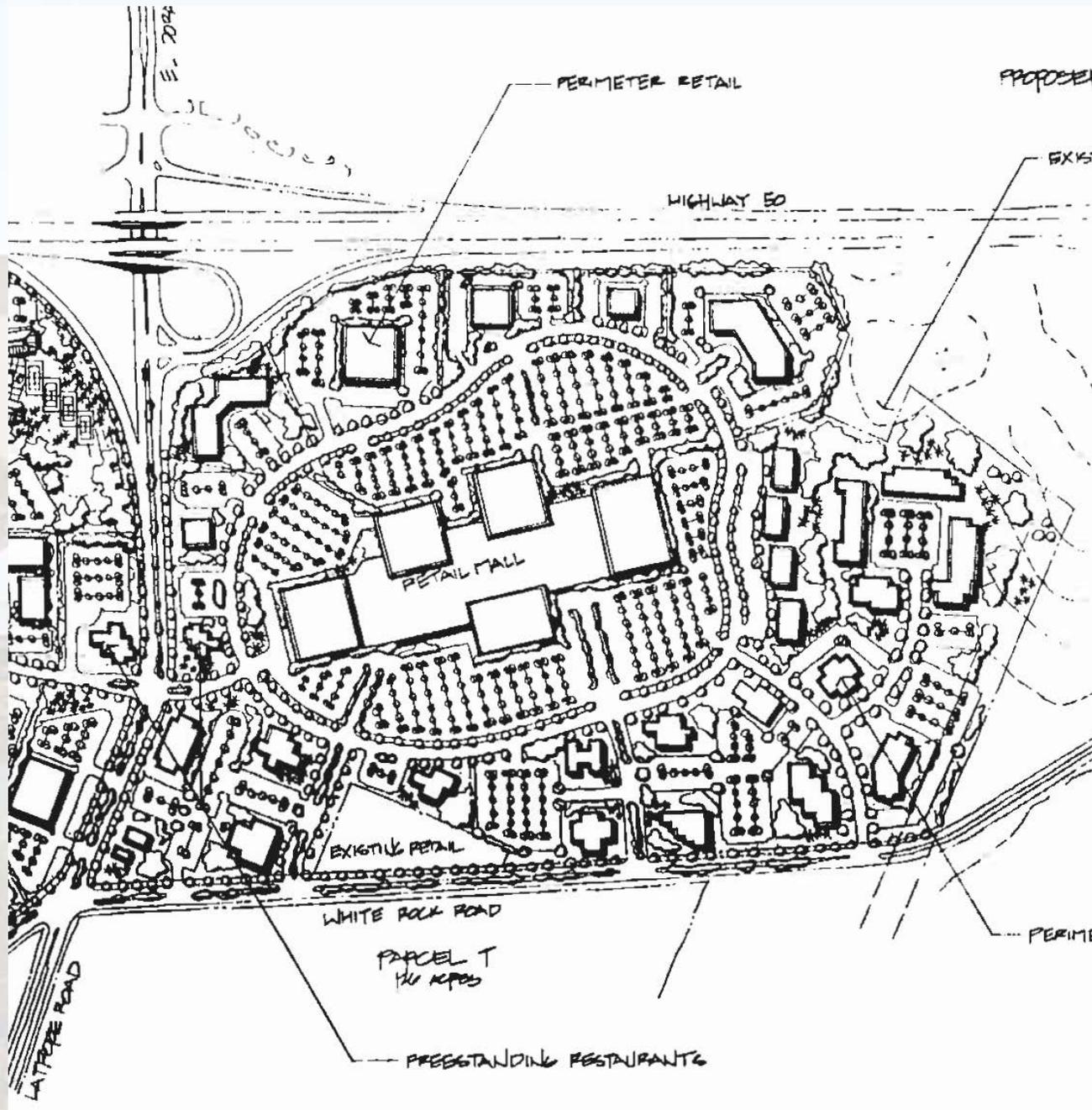


PD 9502

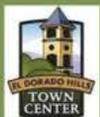
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EDH Specific Plan – Town Center East



Existing Town Center



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Benefits of Mixed Use District

- Housing needed to support Employment
- Reduction in Traffic – Less commuting distances
- Improved Quality of Life – Live/ Work /Play – All within the Town Center
Convenient access to retail, employment and recreation
Healthy lifestyles promoted with cycling and walking
- Take advantage of existing infrastructure connecting with Town Center
- Complements the full integration of a Mixed District
Commercial, Employment, Entertainment, Residential
- Enhances and stimulates surrounding businesses
- Housing Construction would take advantage of existing infrastructure -
Utilities and Transportation Facilities
- Mix of Residential Types meets the various needs of the community
Allowance for different markets related to age, household size and lifestyle.



Town Center PUD Ordinance

1.5 Uses Not Specified

Additional uses may be permitted when, by determination of the Director of Planning, such uses are found to be similar in nature to those established within the Town Center West Planned Development. Should the Director of Planning be unable to make such a determination, the Applicant may request the Planning Commission make a finding permitting such use based on the information requested and submitted through the Planned Development Site Plan process and, by resolution of record, set forth its finding and its interpretations.



PD Town Center Land Use



PD TEXT GRAPHIC
TOWN CENTER WEST

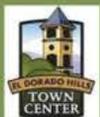
Table 2
Town Center West Approved Square Footage By Land Use

Planning Area	Light Manufacturing	Research and Development	Business/Professional/Office	Commercial	Total
A	250,000	200,000	27,000	10,000 ¹	477,000
B	300,000	47,000			347,000
C			237,000	250-room Hotel	237,000
D		150,000	194,000	15,000 ¹	344,000
E				35,000 ¹	60,000
Total	550,000	397,000	458,000	60,000¹	1,465,000

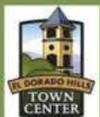
¹ The total planned square footage of Category C uses shall not exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses allocated shall be deducted from Category BPO.



PD TEXT ZONED INDUSTRIAL USE



Proposed Core Residential Concept



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Item 34 17-0070 3/7/17
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Town Center Context



- EXTENSION OF TOWN CENTER BOULEVARD
- INCREASED MARKET CHOICE
- TOWN CENTER FULFILLMENT – COMMERCIAL, EMPLOYMENT, ENTERTAINMENT, RESIDENTIAL



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Item 34 17-0070 3/7/17
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El Dorado County Mixed Use Design Manual

Proposed Project meets and exceeds County Design Standards.

Community Context

Historic Aesthetic

- Local Vernacular Theme

Natural Landscape

Community Integrity

Large Scale Mixed Use

- Phased Development
- Multiple Uses

Design Standards

Building Scale

Lot Standards

Landscape

Parking

Screening

Arch Details

Miscellaneous

Density

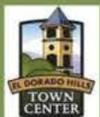
Setbacks

Amenities

Street Frontage

Loading

Windows/Facades



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Item 34 17-0070 3/7/17
PLANNING AREAS B & D

Proposal and Implementation

Proposal:

- Allow Mixed Use Residential within the El Dorado Hills Specific Plan General Commercial – Planned Development Zone
- Provide regulations within the Planned Development
 - Incorporate Design Standards for Residential Development
- Provide approved Mixed-Use Development Plan

Implementation:

- Amendment to The El Dorado Hills Specific Plan
 - Add Core Residential (CR) Zone
 - Revise TCWPD to add design and development standards for core residential
- Environmental Review

