

## **WORKING DRAFT OUTLINE LAND USE ELEMENT**

*[This working outline is meant to be help frame the discussion on the element and will be revised based on input during the community plan update process.]*

### **INTRODUCTION**

This introduction includes the vision related to land use and would also list the goals of the Land use Element. The section would also relay what similar topics would be found in the General Plan's Land Use Element as a reference to relevant policies and land use topics.

- Draft Land Use Element Goals
- *General Plan Land Use Topics reference (inset)*

### **1.1 EXISTING LAND USE**

This section would describe the land use make up and distribution of existing land uses in the community and discuss the following land uses:

- Residential
- Commercial
- Industrial
- Institutional
- Open Space

### **1.2 LAND USE FRAMEWORK**

This section would discuss the overall make-up and distribution of planned land uses in the community and describe what those land uses are. The Community Plan land use map would be included in this section.

- Residential
- Commercial
  - Mixed-use
  - Neighborhood Commercial
  - Community Commercial
- Industrial

- Business Park
- Institutional
- Open Space
- *Table of Clairemont Community Land Use Designations (table)*
- *Community Plan Land Use Map (map figure)*

### **1.3 PLANNING HORIZON**

This section would indicate existing demographic figures related to housing, population, employment, and/or non-residential square footage and discuss what these figures would be at build-out of the community plan.

### **1.4 VILLAGES, NODES, CORRIDORS, and DISTRICTS**

This section would discuss areas within the community that have the potential to undergo change and revitalization within the planning horizon of the plan through mixed-use development, improvements to mobility, and provision of public space. Land use as well as Urban Design policies that are specific to these places would be included.

- Villages
  - Community Core
  - Clairemont Town Center
  - Clairemont Village
- Nodes
  - Diane Shopping Center
  - West Clairemont Plaza
  - General Policies for commercial nodes
- Corridors
  - Multi-family residential corridors
  - Commercial-retail corridors
- Districts
  - Rose Creek/Canyon Industrial District
  - Morena Design District
  - Bay Park Design District

### **1.5 AIRPORT LAND USE COMPATIBILITY**

This section would briefly discuss land use compatibility between Montgomery Field and the Clairemont community.