

# Chapter 2. Development Policies and Standards

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## A. LAND USE (SEE FIGURE 4)

### 1. General Plan Policies

The Coffee/Claratina area will be developed in compliance with applicable City General Plan community development, CPD, and related policies. Since the Plan Area is the remaining undeveloped portion of an existing developed neighborhood, land use policies relative to the development of existing neighborhoods apply. City General Plan policies regarding land uses implemented through the Specific Plan are: Overall land use policies based on the City's zoning code, Title X of the Modesto Municipal Code (Section III-C(1)), "Neighborhood Plan Prototype" Policies (Section III-C(2)), and the Coffee/Claratina Specific Plan. As this project is the final development of the small remaining area of the Northeast McHenry Neighborhood, and the land uses are consistent with the General Plan, this proposal is consistent with the "Neighborhood Plan Prototype" Policies. City General Plan policies for providing community services and facilities, maintaining public safety, and managing environmental and open space resources are included in subsequent chapters of this Specific Plan.

### 2. The Specific Plan Overlay Zone

The purpose of the SP-O Zone is to permit development within the Coffee/Claratina Specific Plan area under Title X of the Modesto Municipal Code and any exceptions as defined in the Specific Plan.

The City Zoning map, as allowed by Section 10-2.305 of the Modesto Municipal Code, shall indicate SP-O zoning for the area of Coffee/Claratina Specific Plan.

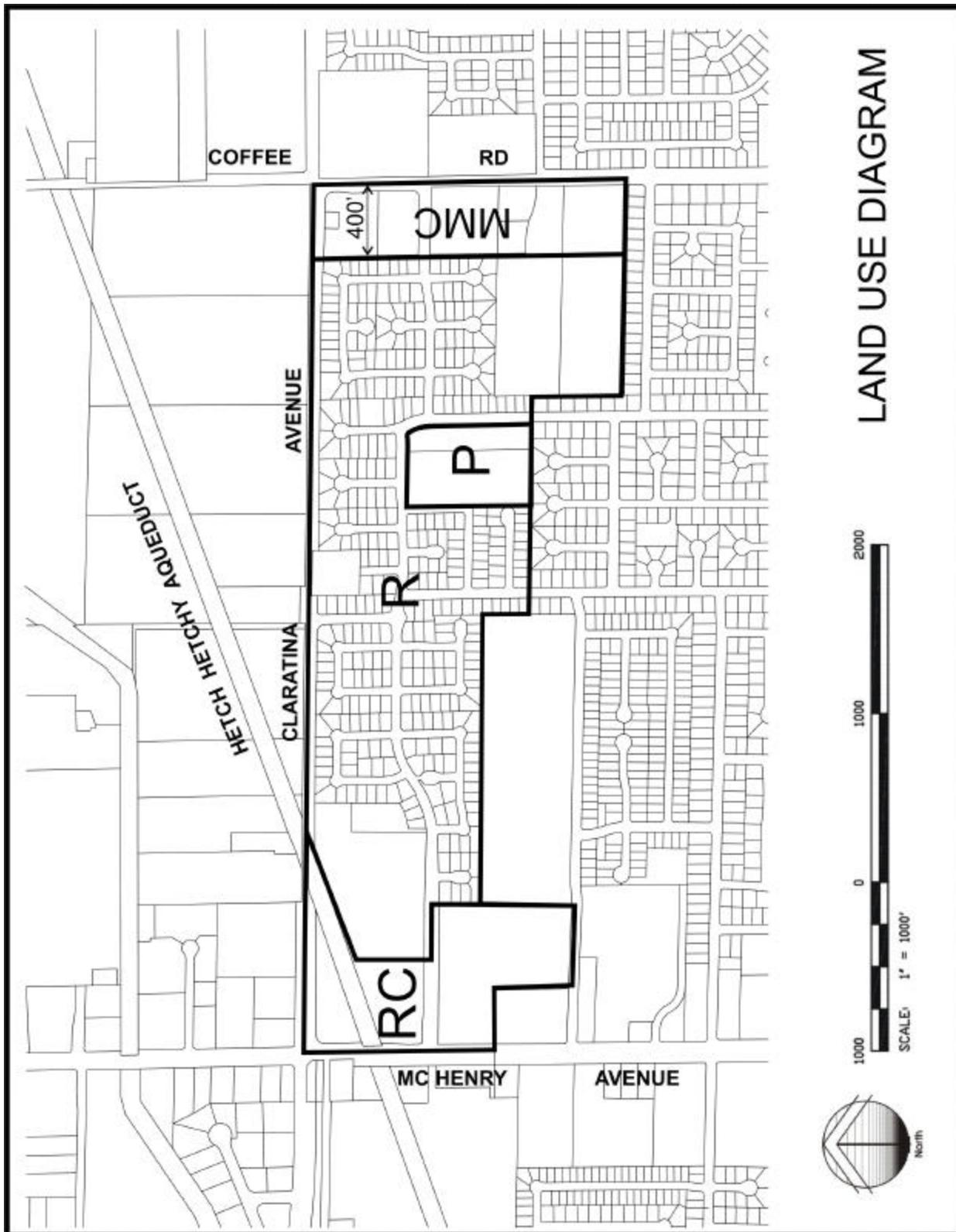
Adoption of the Specific Plan shall include Rezoning the area to Specific Plan Overlay (SP-O) Zone, which is prerequisite to annexation.

### 3. Subsequent Exceptions to Development Regulations

The Planning Commission may grant exceptions to any of the development regulations listed in this chapter, by resolution, based on the following considerations:

**a. Exception Guidelines.** Exceptions may be granted to achieve the following purposes:

1. To encourage creative and efficient land uses.
2. To encourage mixed or multiple-use projects.



**LAND USE DIAGRAM**

**FIGURE 4**

MMC = "Mixed Community Commercial" Uses shall be allowed along Coffee Rd. As described in Policy 2.A.4 e.

3. To permit variations from the density, height, and other standards.
4. Small lot residential development may be granted as long as the maximum number of residential units set forth herein is not exceeded.

#### 4. Land Use Designations

Following are the Land Use Designations proposed by this Specific Plan including a brief description of the permitted uses. The distribution of these uses is shown on Figure 4 Land Use Diagram.

**a. Residential (R).** The R designation accommodates single family residential uses. The maximum permitted number of units for the entire Specific Plan area shall be 1,100 as set forth in the Modesto Urban Area General Plan. Areas designated R utilize the City's R-1 zone as its development regulations with the following exceptions: Lot sizes smaller than 5,000 square feet and senior housing facilities, as an example, are permitted as long as the 1,100 dwelling unit maximum is not exceeded. Churches, parks and school sites can develop residentially and are consistent with this category. Notwithstanding this Land Use Designation, with Sub-area B<sub>2</sub> only limited commercial uses may be established fronting on Coffee Road, as long as these uses are consistent with the assumptions of the Traffic Analysis supporting the Mitigated Negative Declaration adopted for the Specific Plan.

**b. School (S).** The Sylvan Union School District has stated that the need exists in this area for a 10 acre elementary school site. A portion of the residentially designated area, centrally located within the neighborhood could be purchased by the school district for these purposes. Should the School District determine the site is not needed, the allowed uses for the area would be development as single-family residential as described under the above-referenced Residential designation. The procedure for verification of School District need for the site is contained in Chapter 4, Development Processing policies for tentative maps in Sub-area B<sub>2</sub> (desired location shown, Figure 4).

**c. Park (P).** A neighborhood park sized at approximately seven acres shall be developed in a centrally located area within the plan area. Development standards shall meet the requirements set forth in V-1 (3.c.) of the City of Modesto Urban Area General Plan. Should the City determine the park site is not needed, the allowed uses for the area would be developed as single-family residential as described in the above-referenced Residential (R) designation. The procedure for verification of the City's need for the site is contained in Chapter 4, Development Processing Policies for tentative maps in Sub-area B<sub>2</sub> (desired location shown, Figure 4).

**d. Regional Commercial (RC).** The regional commercial designation applies to 30 acres, including the area within the Hetch-Hetchy R.O.W., located along McHenry Avenue (State Hwy. 108) to join the established commercial uses on McHenry Avenue. Land use and development standards shall be as set forth in the City's C-3 zoning designation contained in Article 12 of the Modesto Zoning Ordinance. Performance standards deemed necessary by the commission shall be required at that time.

**e. Mixed Community Commercial (MCC)** The Mixed Community Commercial designation is to allow for mixed uses including commercial uses. It applies to 15 acres fronting along Coffee Road applied to a depth of 400 feet from Claratina Avenue (Pelandale Expressway) south to the southern boundary of the Specific Plan area. The purpose is to permit a mix of appropriate scale commercial and residential uses along Coffee Road in the Plan area. The uses would be compatible with and provide services and goods to the surrounding neighborhood as well as access community level shoppers. Uses allowed by this designation include a mix of Specialty Retail/Strip Commercial and Community Shopping Center uses, also included would be Professional Offices, Medium-High and Low-Density Residential uses.

Land use and development standards shall be as set forth in the City's C-2, C-1, P-O, R-3, R-2 and R-1 sections of Title X of the Modesto Municipal Code with exemptions as granted by this Specific Plan or the City in order to implement the Plan.

Plans for development in this area shall not cause the level of service (LOS) on adjacent roadways and intersections to exceed the General Plan standard of LOS D.

## **5. Land Use Regulations**

The City of Modesto's Title X Planning and Zoning Code latest edition, is hereby adopted and incorporated by reference into the Coffee/Claratina Specific Plan, as the Plan's land use regulations and development standards.

## **6. Improvement Standard Regulations**

The City of Modesto Department of Public Works Standard Specifications are hereby adopted and incorporated by reference into the Coffee/Claratina Specific Plan as the Plan's Development Standards. All development projects shall be subject to the Standard Specifications that are current at the time of application. The City may grant exemptions from the certain code provisions at its discretion in order to implement the plan.

## 7. Designation of Sub-Areas

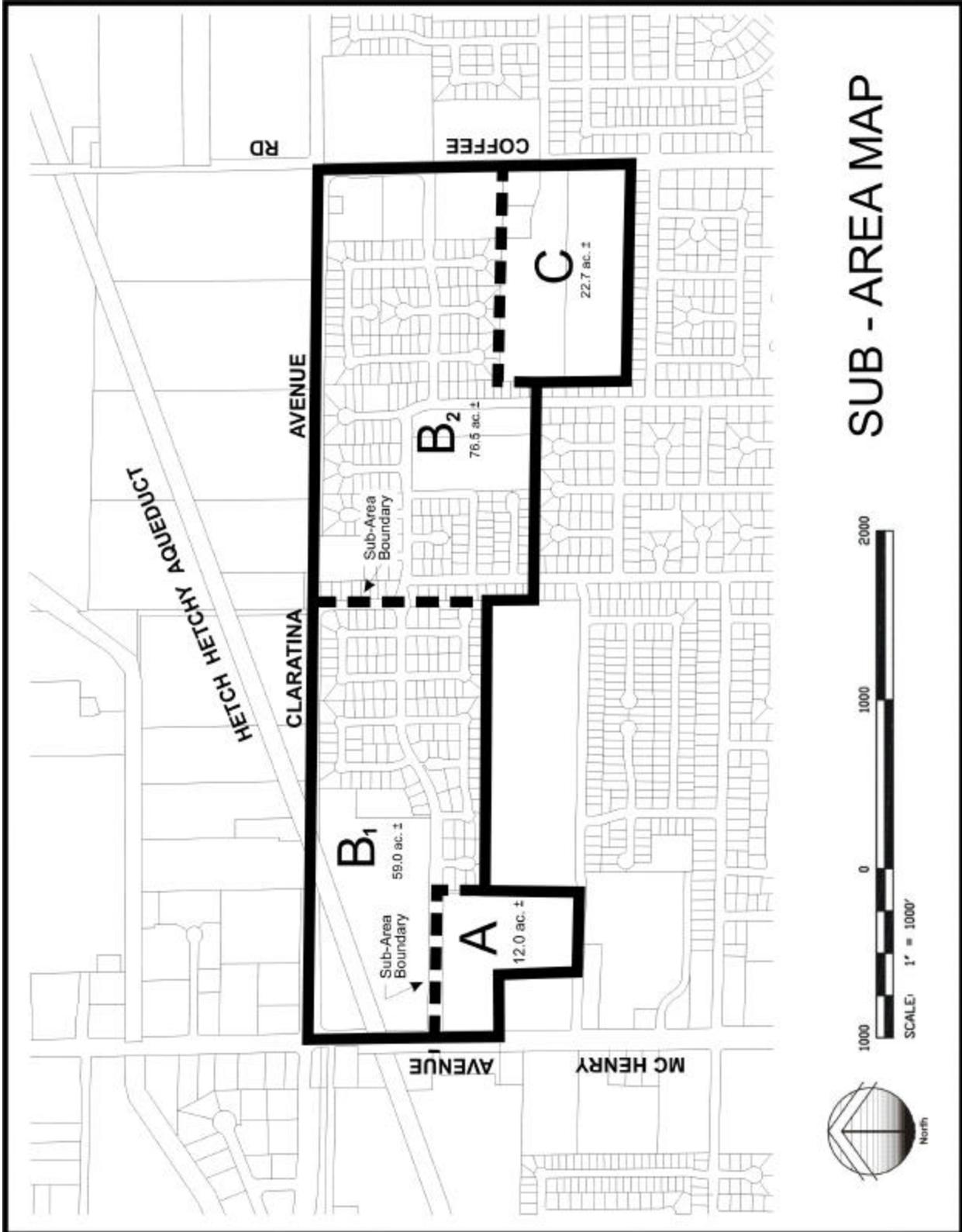
The Coffee/Claratina Specific Plan area has been divided into four sub-areas, as shown in Figure 5. These sub-areas are based on the probable sequence (phasing) of annexation and development of properties. It is the intent of this Specific Plan that any of the four (4) designated sub-areas may annex in any order.

Following are the sub-areas:

Sub-area "A," approximately 12.0 acres, is the existing 'Modesto Mobile Home Park,' consisting of 150 spaces. Sub-area "B1," approximately 59.0 acres, is primarily open ground and two rural home sites. Sub-area "B2," approximately 76.3 acres, is comprised of a 20-acre almond orchard, open ground and four rural home sites. Sub-area "C" is comprised of 22.7-acre 'Silverwood Mobile Home Park,' 98 spaces, and commercial uses. Acreage shown are gross and are to centerline of adjacent roadways.

All Residential designated areas will comply with "Neighborhood Plan Prototype" policies as presented in Section III-C(2) of the City of Modesto Urban Area General Plan, and regional commercial area will comply with standards set forth in Section III-B(7) of the General Plan.

The plan area is proposed to be annexed to the City of Modesto and served by Urban-Level Public Infrastructure. Access to the plan area would be from McHenry Avenue (State Hwy. 108), Pelandale Expressway (currently Claratina Avenue) and Coffee Road. City water, sewer, police and fire services are proposed to be extended to the plan area. Solid waste collection services also would be extended to the site by a private provider. Other services, including energy, parks and schools, also would be provided by public agencies or special districts.



Sub - Area Map

FIGURE 5