

~~C.~~ The Future Land Use Map

The Future Land Use Map (~~Map 3.3~~) classifies all parcels within the Dublin planning area with a recommended land use, each shown with a different color. The map is supported by a detailed description of Land Use Classifications (~~immediately following Map 3.3~~), which explain the general character of each land use type, including typical ranges for residential and non-residential densities.

In some cases the recommended future land use is the same as the existing land use. However, in certain locations throughout the planning area, the Future Land Use Map and special area plans (~~refer to section IV of this chapter~~) contain parcels with existing uses that are proposed for a change in land use, or for redevelopment as part of a larger site. In either case it is not the intent of this Plan to place existing uses in a situation where their value or the quality of life of residents is adversely affected. Rather, the intent is to demonstrate to potential purchasers or developers the City's long range view of how particular properties should be reconfigured and used should it become feasible to do so.

Accordingly, where existing uses are thriving, redevelopment proposals will generally only be considered under a narrow range of conditions. Specifically, new development plans will only be considered for properties that are either already adjacent to or part of another new development, or, when a development proposal includes all of the existing, affected properties.

Existing uses should not be isolated or surrounded by development that would significantly alter their usefulness. Similarly, larger developments should not be planned that leave behind small, isolated pockets of incompatible uses. To do so would severely limit the redevelopment potential for these sites and possibly interrupt traffic flow, natural feature protection, pedestrian movement, or other operation of the adjacent project. For more information regarding the Land Use Plan, maps, policies and intent, please contact ~~the~~ Land Use and Long Range Planning ~~Department~~.

~~D.~~ Land Use Classifications

As part of the Land Use Plan, definitions of existing land uses are provided and indicate the current status of properties within the planning area (~~Map 3.1~~). The plan also applies the same definitions to express future land uses for every parcel within the planning area to clearly state future expectations for development. The utilization-use of like definitions for both existing and future conditions permits comparison between today's conditions and expected conditions at build-out.

Some classifications are very specific with regard to the type of uses and densities that are expected. Other classifications identify general categories of uses that will allow for varying degrees of flexibility for future development or adaptive reuse of existing structures. These classifications are used in locations that have been identified as appropriate for mixed use development or to promote co-location of compatible uses. The size and location of individual development sites may result in different mixtures of uses and densities. For many parts of the City that remain undeveloped or for which redevelopment is expected, Special Area Plans have been created to provide an additional level of detail for planning and design recommendations, including descriptions of planned mixed use areas.

Residential Classifications

Rural Residential/Agricultural (0 - 0.5 du/ac)

Land that is sparsely occupied and used primarily for farmland, agricultural uses and single-family homes on large lots. Residential lots generally range from two acres or greater and may utilize-use on-site services where public utilities are not available.

Residential Low Density Suburban /Rural Residential (0.5 – 1.0 du/ac)

Residential development used to accommodate environmentally sensitive areas or sites affected by physical features. Homes may consist of single-family homes-structures on larger lots ranging from 1 to 2 acres or larger or in developments that preserve open space and natural features by concentrating development in open areas. Sites may include public utilities or on-site services where public utilities are unavailable.

Residential Medium Density Suburban Residential – Low Density (1 – 2 du/ac)

Modern suburban residential pattern that characterizes most development in Dublin. Residences are primarily composed of single-family dwellings on lot sizes that commonly average 0.25-acre. Public services are necessary, and larger projects may include a mix of densities that together do not exceed the average density.

Residential High Density Suburban Residential – Medium Density (2 – 5 du/ac)

Higher-Moderate density residential development generally designed in a suburban pattern. Housing types are typified by single-product, multi-family units, as well as detached cluster housing or patio homes. Future application is to be limited within the planning area.

Mixed Residential (1.5 – 10+ du/ac)

Residential design-neighborhoods that incorporates a variety of single- and multiple-family dwellings, generally in larger projects. ~~Buildings are often placed closer to the street to form a street edge with residential appearance.~~ The integration of a broad range of housing within neighborhoods will allow for greater housing choices particularly for younger and older age groups. This classification is intended to provide market flexibility to allow for a wider range of housing choices, consistent with Dublin’s Land Use Principles. Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding development context, and consistent with Special Area Plan recommendations where applicable. This classification is further defined by the following:

1. Rural-Mixed Residential – Rural Transition includes a maximum-typical density of 1.5 du/ac. Areas where applicable are located primarily along the western periphery of the City and are intended to provide a mix of housing types on smaller lots with significant provision of open space. Development goals include the preservation of natural features and the creation of comprehensive greenway systems and open vistas.
2. Low Density-Mixed Residential – Low Density areas are intended to provide a mix of housing options and transition from existing single-family neighborhoods at a maximum-typical density of 3.0 du/ac.
3. Medium Density-Mixed Residential – Medium Density includes areas where greater walkability and pedestrian orientation at a village scale are desired, at a maximum-typical density of 5.0 du/ac. Areas are intended for integration around Village Center-Mixed Use developments. Buildings are often placed closer to the street to form a street edge with residential appearance.

4. ~~High Density Mixed Residential - High Density~~ areas are applicable in more urbanized areas at a density of 10+ du/ac. High density mixed residential development is intended for integration with *Town Center* developments, where appropriate, to create very walkable and active pedestrian zones.

Non-Residential Classifications

General Office/*Institutional* (9,500 – 16,500 s.f./ac)

Buildings used for the conduct of business where no sales of stock-in-trade, manufacturing, or warehousing occur. Examples include medical and dental offices, professional offices and large-scale office buildings with single or multiple tenants. Office development may include other ancillary commercial support uses such as restaurants, day cares or business services that are encouraged to be integrated into the interior of office buildings. This classification may include some types of private institutional/quasi-medical facilities such as skill nursing, urgent care and private educational services. Office/*Institutional* locations may be further defined as follows:

1. *Neighborhood Office/*Institutional** sites are locations adjacent to residential areas where land use transitions or buffers are necessary. Development intensity is limited with low lot coverages, greater setbacks from non-residential uses and extensive landscaping. Development will usually not exceed gross densities of 9,500 square feet per acre.
2. *Standard Office/*Institutional** sites include areas with frontage along major collectors with secondary visibility and access. Uses will generally not exceed gross densities of 12,500 square feet per acre.
3. *Premium Office /*Institutional** sites require high visibility, have greater numbers of employees and require access to major arterials and proximity to interchanges. Areas are intended to serve as major employment centers within the City. Institutional uses in this classification are intended for large scale facilities such as major hospitals and universities serving a regional market. More intensive use of the site is possible and will include gross densities ~~up to~~ generally not to exceed 16,500 square feet per acre.

Flex Office/Research and Development (R&D) (9,500, 700 – 16,500 s.f./ac)

A mix of predominantly non-residential employment uses that includes office, R&D and components of light industrial uses. R&D includes uses involved in the conduct of basic and applied research, as well as the application of such knowledge to the production process. R&D uses include a mix of research facilities, corporate offices, clean manufacturing and support services in a coordinated and high quality, aesthetic environment. Research and development uses can range from incubator facilities for start-ups and growing tech/research companies to established research corporations. Campus settings with coordinated buildings and pedestrian environments are strongly encouraged.

Light Industrial/Assembly comprises lower intensity industrial uses that require a finished product consisting of small machine parts or electronic equipment, the manufacturing or assembling of small products within a business and elements of wholesale and storage of products in a manner and character that does not create significant negative impacts to the environment or surrounding area. Components of office and/or research and development are preferred, and such uses may include commercial support uses as a secondary element. Intensity of development should not exceed the prescribed densities for individual uses and the composite densities as noted below: Intensities of development generally range from 8,700 to 16,500 square feet per acre; development intensities for specific sites are informed by Special Area Plan recommendations and determined through the zoning process.

~~1. High Density Office/R&D sites are locations adjacent to major freeways and arterials that can accommodate greater densities and traffic impacts. Areas include multi-story buildings greater than two stories, and gross densities are not to exceed 16,500 square feet per acre unless provided for in other applicable plans. Commercial support uses may be integrated as a secondary component.~~

~~2. Low Density Office/R&D locations include secondary sites along major and minor collectors that provide lower development impact and architectural scale. Buildings are generally 1 to 2 stories, and gross densities are not to exceed 9,500 square feet per acre unless provided for in other applicable plans. Commercial support uses may be integrated as secondary uses.~~

General Industrial (8,700 s.f./ac)

Intense and lower-intensity sites that provide a full range of medium to heavy industrial uses and activities such as manufacturing, warehousing, industrial processing, resource and energy production and general service and distribution that can generate substantial impacts on the surrounding area. Gross densities should not exceed 8,700 square feet per acre ~~and such uses are not encouraged in the future and should be limited in application to areas where there will be minimal conflict with other nearby uses. General industrial uses may be incorporated in the Flex Office/Research & Development classification described above, where consistent with approved zoning and special area plan recommendations.~~

General Commercial (6,500 – 8,700 s.f./ac)

Land use comprising a majority of existing retail/commercial development within Dublin. Most current development depends solely on automobile access to a mixture of retail, restaurant, personal services, offices, lodging and auto-oriented uses concentrated within shopping centers and outparcels. This type of commercial development is ~~outdated and should not be encouraged for future application generally not recommended for additional application beyond existing sites.~~

Mixed Use Classifications

Mixed Use Centers

An integrated mix of land uses provided within a pedestrian oriented environment. Uses are integrated in both a horizontal (side-by-side) and vertical (one use located above another) basis. Centers can include a broad variety of housing types, and the composite of land uses can include civic and educational facilities, offices and commercial establishments. Public and private spaces play an important role within individual developments, and connections to public transit are important. Development patterns are pedestrian-oriented, and on-street parking and shared parking arrangements are encouraged. Mixed use development can occur at a variety of scales:

~~1. Neighborhood Centers~~ are intended to provide daily retail uses and personal services for the convenience of neighborhoods in which they are located. Building heights generally range from one to two stories, consistent with surrounding residential development. These centers may also draw from surrounding residential neighborhoods within a reasonably short distance. Such sites include a target of 60,000 square feet of gross leasable area for non-residential uses. Integrated residential uses are highly encouraged, and neighborhood centers should be integrated to coordinate with surrounding Low and Medium Density Mixed Residential uses to provide support and pedestrian activity.

~~2. Village Centers~~ include targeted areas near arterials or major collectors that are intended to provide daily retail, major grocers and other conveniences to serve the Dublin community within a 3 to 5-mile radius. Village Centers incorporate

moderately-sized nodes of commercial activity with a target size of 125,000 square feet of gross leasable space. Integrated office uses are encouraged in a manner appropriate to the overall area. ~~Medium to High Density~~ Mixed Residential uses are encouraged and should be integrated to facilitate pedestrian activity and to provide support for commercial uses. The Land Use Plan includes two Village Center areas. Historic Dublin is targeted for preservation and compatible infill development as Dublin's founding core. The rural crossroads neighborhood of Amlin, in the Southwest Area, is identified for additional mixed use development at a smaller scale. Building heights generally range from one to 2.5 stories, consistent with historic development character. Refer to the Bridge Street District and Southwest Area Plans for more detailed descriptions of land use and development character in these areas.

~~3. Town Centers include high density development with nearby freeway access to serve Dublin and the regional market. Developments include a target of 250,000 square feet of total gross leasable space and permits greater concentrations of office uses. Where appropriate to the area and the street network, the Town Center may include large scale single uses, utilizing appropriate pedestrian oriented site layout and architecture. Greater residential densities are encouraged within and around the Center to provide support for a core of pedestrian activity.~~

The Urban Core accommodate a strong mixture of uses in an active, highly walkable environment. A variety of building types ranging in height from two to seven stories may incorporate commercial, residential and institutional uses in various combinations. Buildings are located close to public sidewalks and parking is accommodated through a mixture of on-street spaces, building-integrated facilities, strategically-located surface lots and stand-alone parking structures. This classification allows for the widest mixture of uses and highest development densities within the City, and is intended for application specifically within the Bridge Street District. Refer to the Bridge Street District Area Plan for more detailed descriptions of land use and development character throughout the Urban Core.

Other Classifications

Public Institutional/Civic/Public Assembly

Civic uses include public buildings and institutions owned and operated by governmental or other public agencies, not including parks and open space. This classification includes public schools, public cemeteries, government offices and other governmental activities. Public assembly uses may be operated by private organizations serving a public purpose, such as hospitals, profit or non-profit facilities providing continuous patient care, religious centers/activities, private schools, private cemeteries, utilities, private educational facilities and other similar uses. Intensity of development will be dependent upon use and location.

Private General Institutional

Institutional uses that are typically privately owned or operated. Private institutions include land and facilities occupied by private uses and organizations such as hospitals, profit or non-profit facilities providing continuous patient care, religious centers/activities, private schools, private cemeteries, utilities, private educational facilities and other similar uses, with intensity of development to be determined based on use and location.

Parks/Open Space

Land used for public or privately owned parks and recreational uses, or lands that are to be preserved in a natural state. This classification may include portions of private lands that have been identified for open space preservation as part of future development projects, but not necessarily targeted for public dedication or acquisition.

Vacant/Undeveloped

Land that is vacant and/or unoccupied that is not used as farmland or for other agricultural purposes.

Open Space Overlay

Some land identified for development or redevelopment on the Future Land Use Map include environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city's larger greenway network. The Future Land Use Map includes an 'open space overlay' that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area. This overlay is not intended to identify public land acquisition or to prohibit the development potential of individual properties. In many cases, existing development regulations will result in the preservation of certain portions of land as part of a larger development proposal. Public access and ownership are determined through the development review process on a case by case basis.