

COLTON'S HUB CITY CENTRE SPECIFIC PLAN DRAFT



CITY OF COLTON



PROJECT AREA



LAND USE PLAN **COLTON'S HUB CITY CENTRE**

DESCRIPTION	LAND USE DESIGNATION	ACRES	TARGET DWELLING UNITS*	TARGET DENSITY*
RESIDENTIAL				
Res Medium	RES-M	26.9	108	4.0 DU/AC**
Res Medium-1	RES-M 1	15.2	167	11.0 DU/AC
RESIDENTIAL SUBTOTAL		11% 42.1	275***	
COMMERCIAL/BUSINESS				
Retail	R	79.2		
Retail Mixed Use	RMU	68.8		
Office Mixed Use	OMU	23.6		
Business Park	BP	51.7		
COMMERCIAL SUBTOTAL		60% 223.3		
OPEN SPACE				
Open Space / Park	OS/P	4.51		
Open Space / Habitat	OS/H	48.4		
OPEN SPACE SUBTOTAL		14% 52.91		
OTHER PUBLIC USES				
Major Street Rights-of-Way		54.89		
OTHER USES SUBTOTAL		15% 54.89		
Project Total		100% 373.2	275***	

* Refer to Section 7.3.5 for definition of Target Dwelling Units and Target Density.

**DU/AC = Dwelling Units Per Acre.

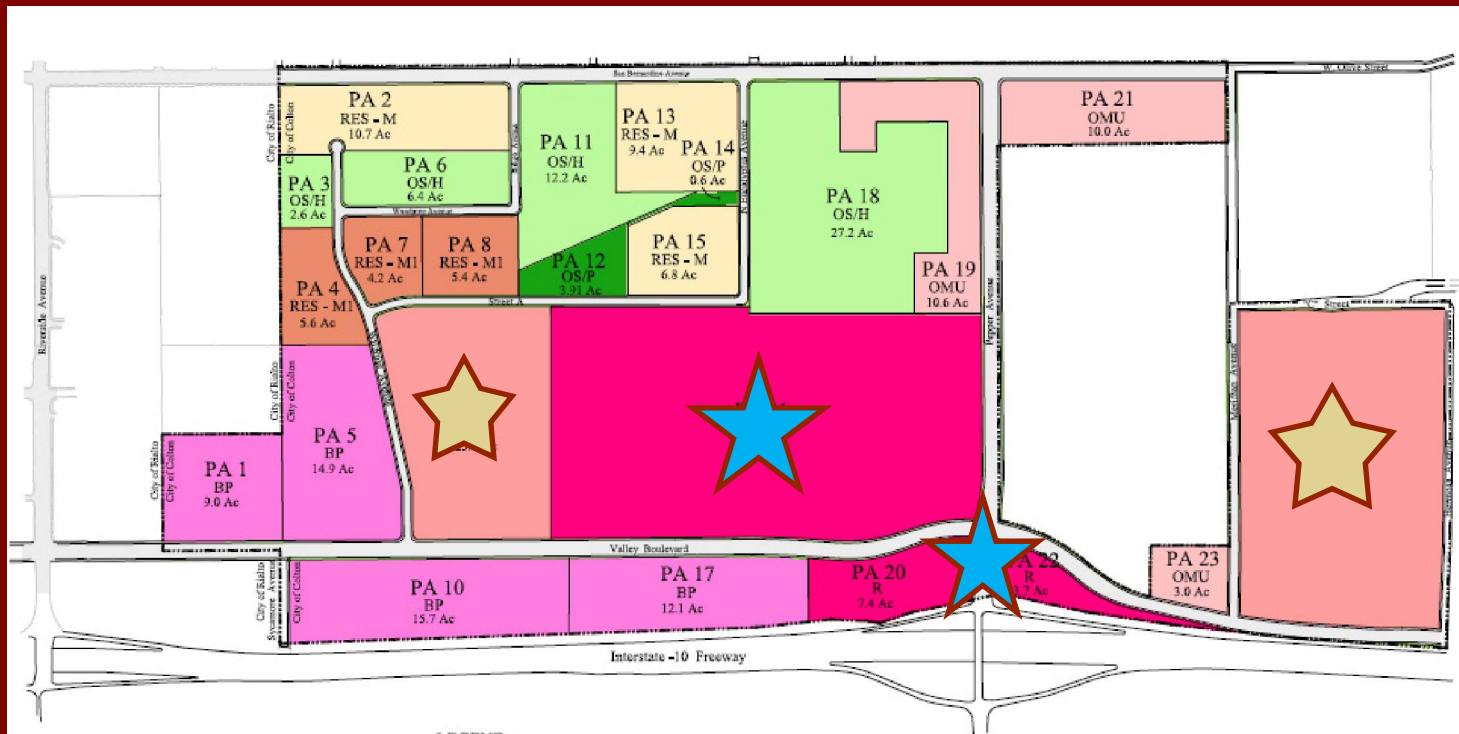
***This total does not include any live work dwelling units permitted in R or RMU land uses.

 Screenshot Add

PROJECT SUMMARY



**PLANNING CONCEPT
VIEW LOOKING NORTH**



RETAIL (R) 79.2 acres



RETAIL MIXED USE (RMU) 68.8 acres

RMU permits R, OFC, BP (point of sale). Medical colleges/schools as C.U.P.

148.0 Total R & RMU Acres

(Victoria Gardens is approx. 147 acres / 1,400,000sf.)



DEPARTMENT STORES



STORES / SERVICES



HOSPITALITY



MOVIE THEATERS



RESTAURANTS



LIFESTYLE CENTER CONCEPT



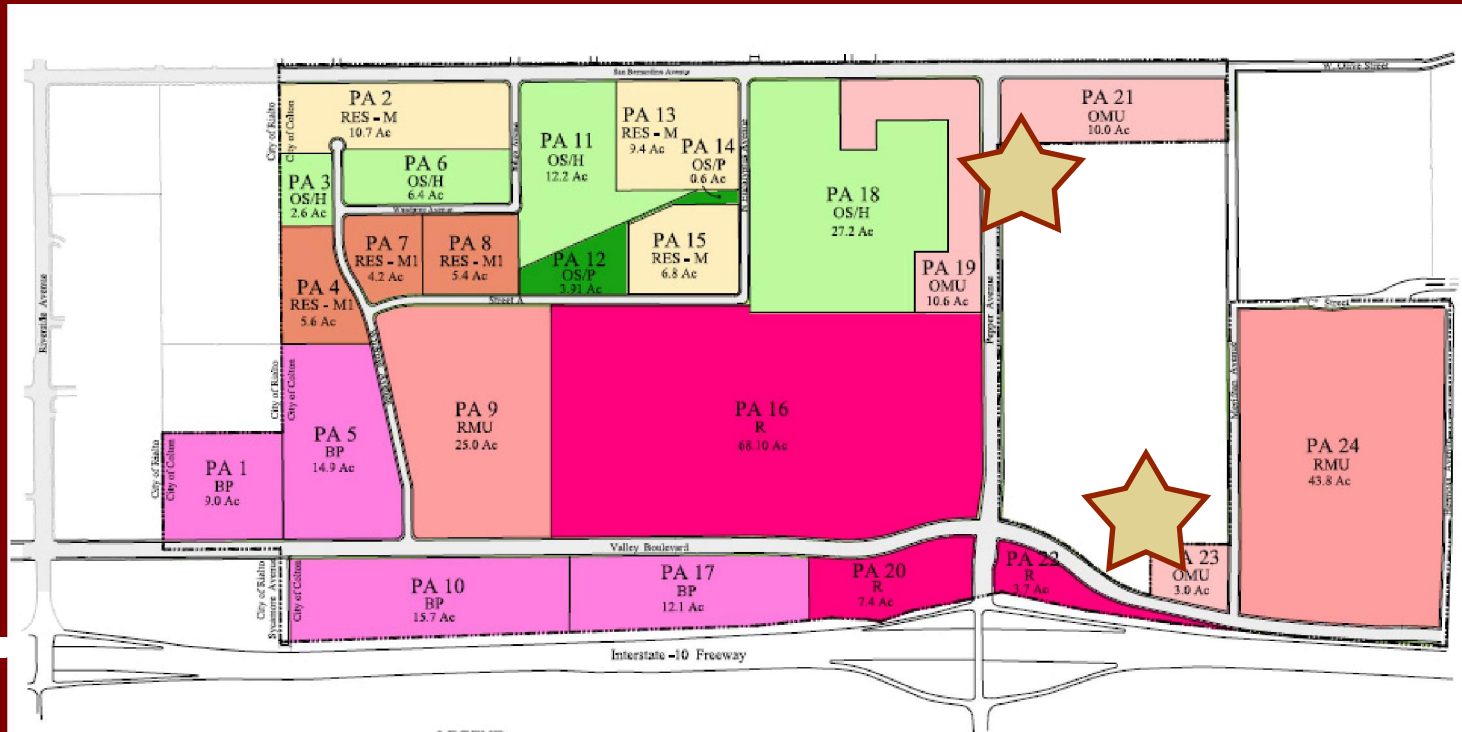
OUTDOOR DINING



GROUND FLOOR RETAIL AND OFFICE ABOVE

RETAIL MIXED USE (RMU)

**OFFICE AND POINT OF SALE BUSINESS USES, MEDICAL & HEALTH
RELATED SCHOOLS / COLLEGES PERMITTED W/C.U.P**



OFFICE MIXED USE (OMU)

23.6 acres

RETAIL & BUSINESS USES, MEDICAL & HEALTH RELATED

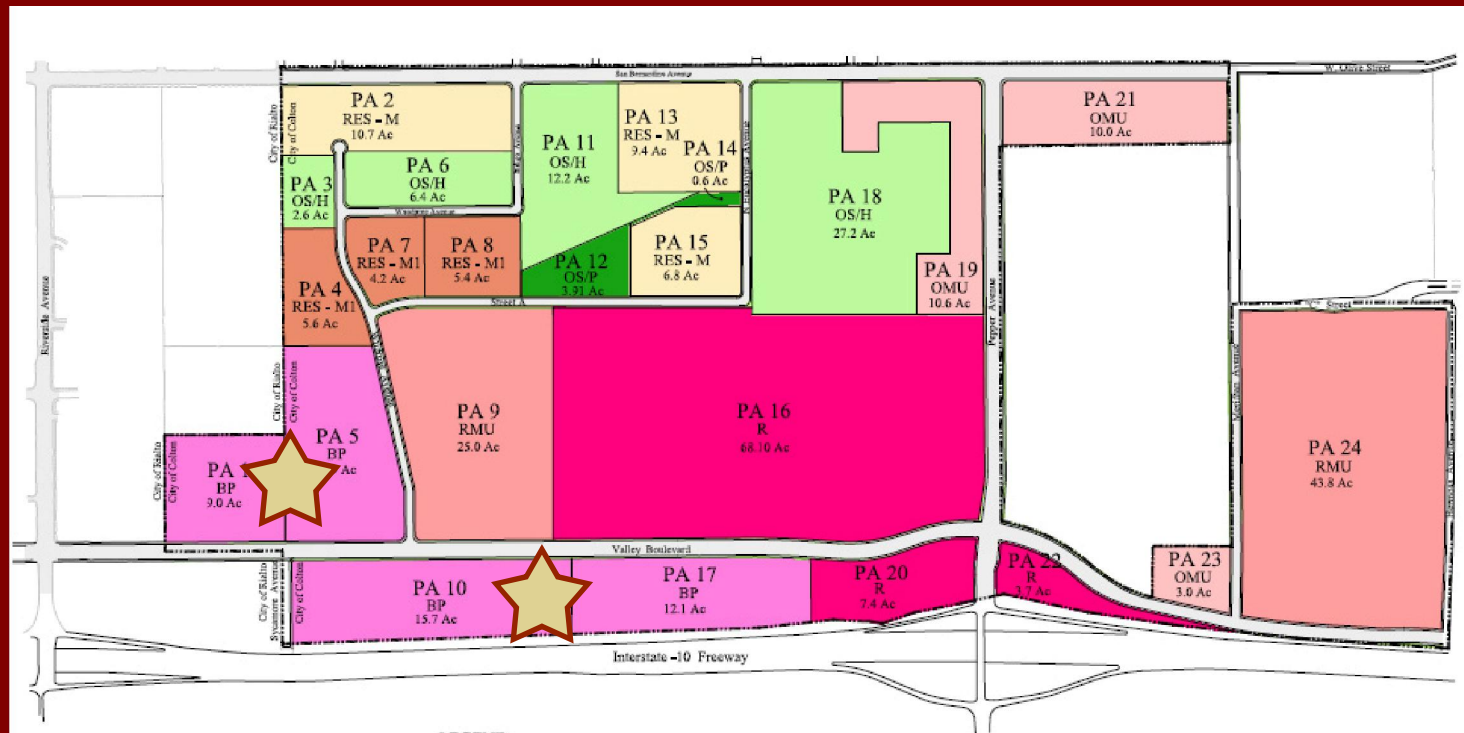
SCHOOLS / COLLEGES PERMITTED W/C.U.P.



OFFICE MIXED USE (OMU)
GENERAL OFFICE



OFFICE MIXED USE (OMU)
MEDICAL OFFICE



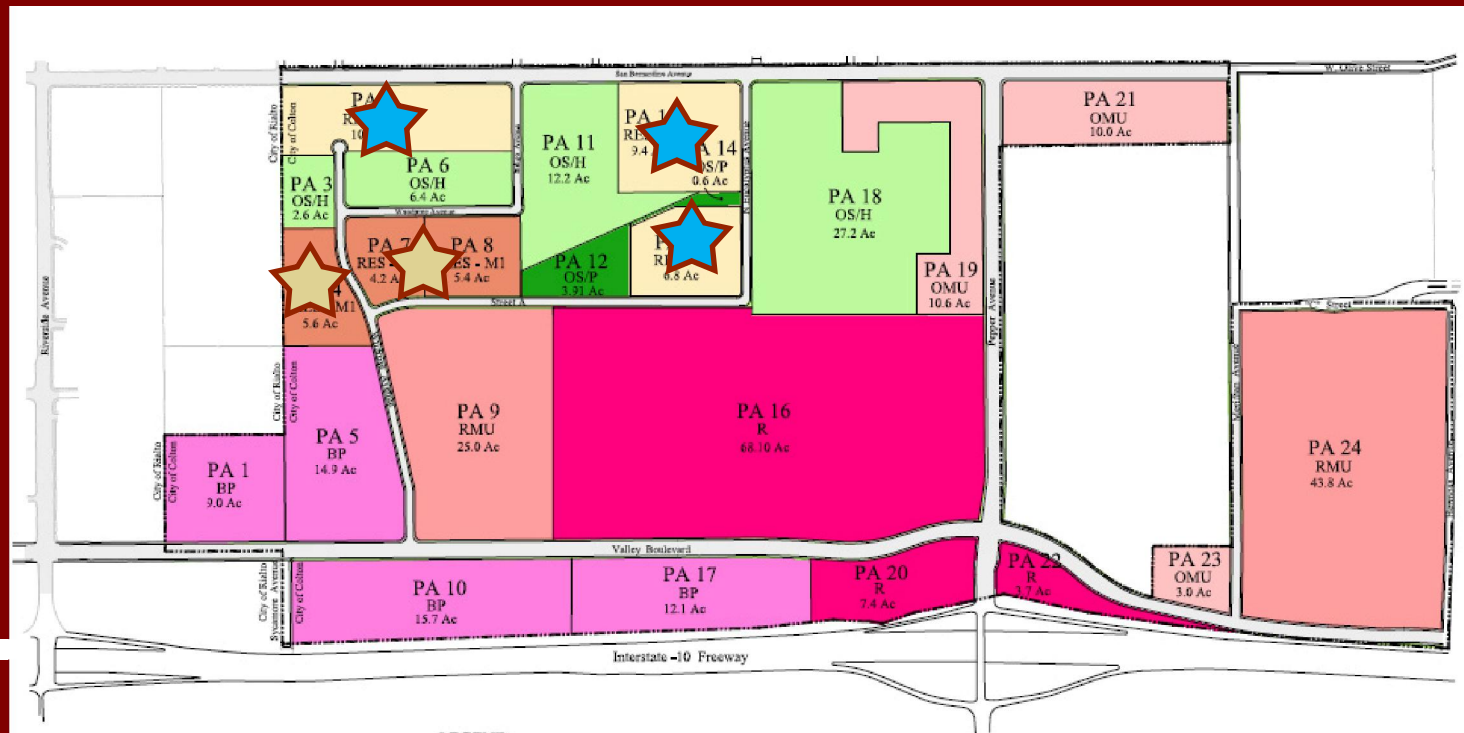
BUSINESS PARK USE (BP)

51.7 acres

(RETAIL PERMITTED WITH C.U.P)



BUSINESS PARK (BP)
(Examples of 200'-225' long buildings)



RESIDENTIAL (275 DU)

★ RES-M 26.9 acres (108du +/-)

★ RES-M1 15.1 acres (167 du +/-)




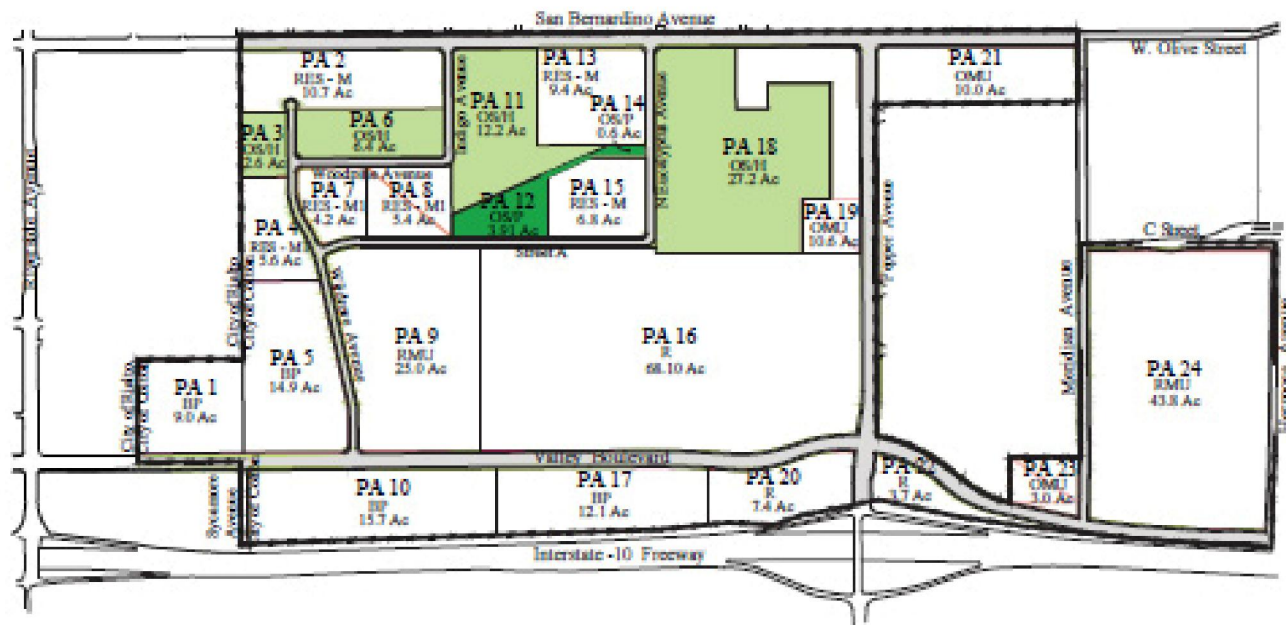
RESIDENTIAL
RES - M (7,200sf lots min.)



RESIDENTIAL RES-M1
(TARGET DENSITY OF 11DU/AC.)

LEGEND:

	OS/P	Open Space / Park	4.5 acres
	OS/H	Open Space / Habitat	48.4 acres
			52.9 acres

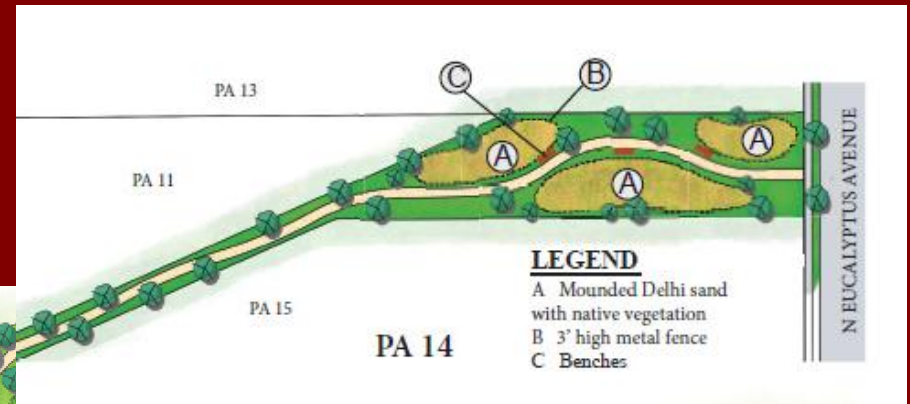
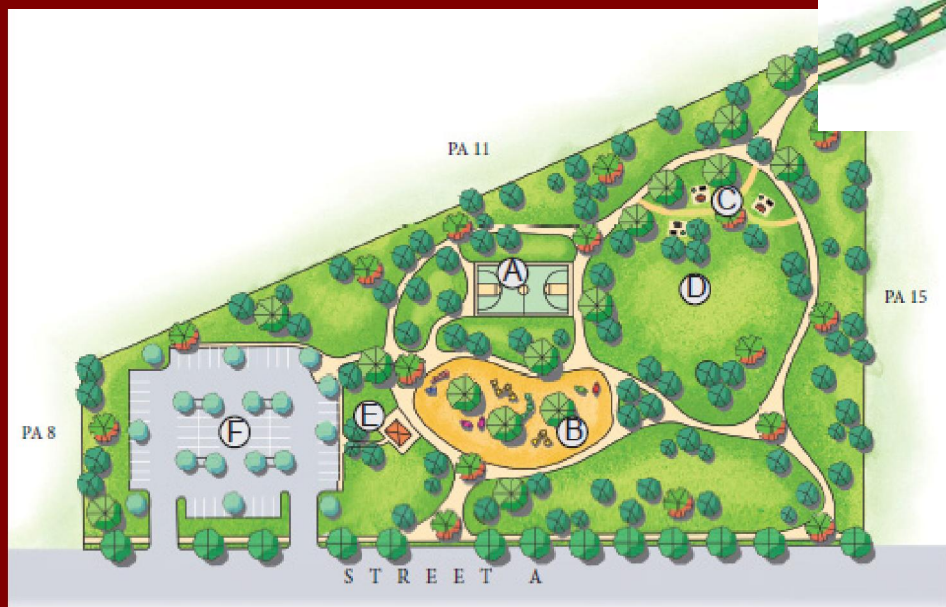


OPEN SPACE / PARKS



PRESERVED HABITAT

48.4 acres



KEY MAP

PARK **MASTER PLAN CONCEPT** **4.5 acres**



PARK CONCEPTS

LEGEND:

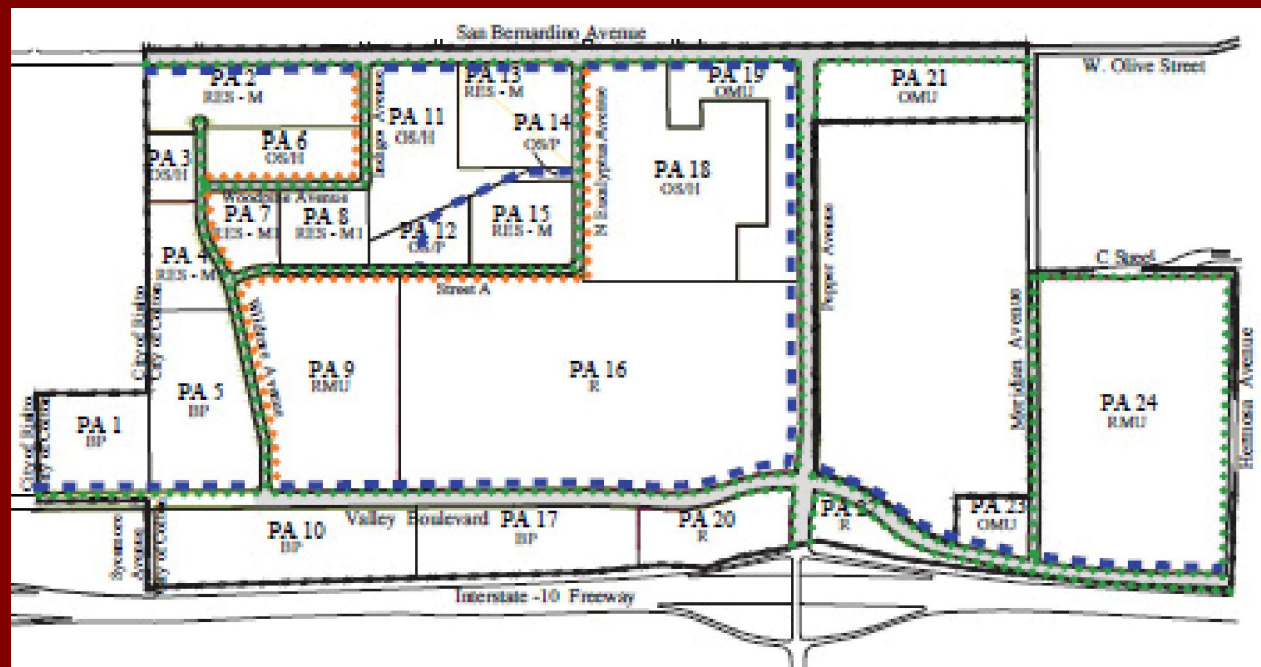
- ■ ■ ■ Class I Bikeway
(8' wide - off street)
- ● ● ● Class II Bikelanes
(on street)
- Pedestrian Sidewalks



Legend

Class I

Class II



BIKEWAY MASTER PLAN



**PRIMARY ENTRY CORNER
DESIGN CONCEPTS**
NW CORNER PEPPER AVENUE AND VALLEY BOULEVARD



OFFICE/BUSINESS ENTRY



RESIDENTIAL ENTRY



COMMUNITY ENTRY MONUMENTS

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