

# COMPARISON MATRIX

## UVAP MIXED-USE/BRUSH STREET TRIANGLE DIRECTION & DRAFT MIXED-USE ORDINANCE IMPLEMENTATION

UVAP Direction for Brush Street Triangle	DRAFT MIXED-USE ORDINANCE Implementing Measures for UVAP Direction
<p><b>Table 3.1 – Land Use Classifications: Mixed Use Brush Street Triangle</b></p> <p>Single family: 5-9 units per acre Multi-family: 9-20 units per acre Commercial/Industrial: 0.3-1.0 FAR Mixed-use: 0.3-1.0 FAR</p> <p>Public Open Space/Facilities: Required component of development</p>	<p><b>Section 20.086.030 (B) (2) Development Intensity</b></p> <p>Single family: 5-9 units per acre Multi-family: 9-20 units per acre Non-residential: 0.3-1.0 FAR</p> <p><b>Section 20.086.015 (B)</b> Mixed-use development shall be a development that combines and integrates two or more uses, one of which shall be residential, <i>and some form of public amenity or open space...</i></p> <p><b>Section 20.086.030 (A) (3) Public Open Space/Amenities</b> Mixed-use developments are encouraged and may be required through the Comprehensive Plan approval process to provide public open space and/or amenities...</p>
<p><b>Land Use Policy Implementation Measure LU 1.2f: Master Plans</b></p> <p>Prior to any new discretionary project approvals in the Brush Street Triangle a master plan shall be prepared for the Brush Street Triangle to coordinate area wide circulation and infrastructure, preserve open space, provide recreational facilities and maximize ultimate development potential.</p>	<p><b>Section 20.086.040 (A) (1) Conceptual Development Plan</b></p> <p>The purpose of the Conceptual Development Plan is to establish an overall development master plan for an area zoned Mixed-Use to guide subsequent development over time within the property. This Plan is intended to establish a general layout of land use areas, backbone circulation and infrastructure routing, and a list of permitted uses and statistical summary of acreages and projected development intensity within each land use allocation area of the Plan. The Conceptual Development Plan is to be presented in the form of textual material and schematic diagrams.</p>

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<p style="text-align: center;"><b>Section 4 Community Design Design Guidelines</b></p> <p>The UVAP Community Design policies are intended to be the foundation from which formal Community Design Guidelines shall be established. Design guidelines could include some or all of the following design-related aspects..</p> <ul style="list-style-type: none"> <li>▪ Architectural features</li> <li>▪ Setbacks, height limits, building envelopes <ul style="list-style-type: none"> <li>▪ Parking requirements</li> <li>▪ Visual treatments</li> </ul> </li> <li>▪ Public &amp; private area landscaping <ul style="list-style-type: none"> <li>▪ Sign requirements</li> </ul> </li> <li>▪ Street, curb &amp; sidewalk standards</li> </ul> <p>Design guidelines for the UVAP and the City of Ukiah should be consistent in City-County transition areas.</p>	<p style="text-align: center;"><b>Section 20.086.030 Development Standards</b></p> <p>This section provides development standards and design guidelines for:</p> <ul style="list-style-type: none"> <li>▪ Streetscape landscaping <ul style="list-style-type: none"> <li>▪ Site design</li> <li>▪ Setbacks</li> <li>▪ Parking</li> </ul> </li> <li>▪ Landscaping</li> <li>▪ Lighting</li> <li>▪ Building Form</li> <li>▪ Architecture</li> </ul> <p>The standards are generally consistent with the City of Ukiah’s Design Guidelines for Commercial Development</p>
<p style="text-align: center;"><b>Section 5 Circulation &amp; Transportation Fig. 5.1 Conceptual Road Network</b></p> <p>The Conceptual Road Network exhibit shows a new road connecting from Brush Street northerly through the Triangle properties to Ford Street and continuing northerly to the Forks.</p>	<p style="text-align: center;"><b>Section 20.086.040 (A) (1) Conceptual Development Plan</b></p> <p>The purpose of the Conceptual Development Plan is to establish an overall development master plan for an area zoned Mixed-Use to guide subsequent development over time within the property. This Plan is intended to establish a general layout of land use areas, <u>backbone circulation</u> and infrastructure routing, and a list of permitted uses and statistical summary of acreages and projected development intensity within each land use allocation area of the Plan. The Conceptual Development Plan is to be presented in the form of textual material and schematic diagrams.</p>
<p style="text-align: center;"><b>Circulation Policy Implementation Measure CT 1.3b: Hook Ramp Improvements</b></p> <p>Work with MCOG and Caltrans to develop a hook ramp or other similar design at Perkins Street via Orchard Avenue to provide access to Brush Street.</p>	<p>The Draft Mixed-Use Ordinance makes no specific reference to this implementation measure but the Conceptual Plan process provides a means to address it if determined to desirable and feasible.</p>

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<p style="text-align: center;"><b>Appendix I Mixed-Use: Brush Street Triangle</b></p> <p>This appendix provides a general intent statement for the designation and a table setting out the types of uses permitted, intensity of development, and the requirement for “Design Review” for proposed development.</p> <p style="text-align: center;">The Appendix is attached hereto.</p>	<p style="text-align: center;"><b>Section 20.086.025 Permitted Uses</b></p> <p style="text-align: center;">This section identifies permitted uses.</p> <p style="text-align: center;"><b>Section 20.086.030 (B) (2) Development Intensity</b></p> <p style="text-align: center;">This section identifies permitted intensity of residential and non-residential development.</p> <p style="text-align: center;"><b>Section 20.086.040 (B) (3) &amp; (4)</b></p> <p style="text-align: center;">These sections identify the Design Review process for development.</p>