

## Attachment 4: Redlined Table Changes

**Table 3.1 | Atlantic Corridor Plan Area Land Use, Zoning, and Acreage by Parcel**

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Original Units	Allocated Units	Density (du/ac)
AT-10	LDR (Residential)	R1/SA-AT	2.0	12	12	6.0
AT-20	MDR (Residential)	R2/SA-AT	0.7	6	6	8.6
AT-30	HDR (Residential)	R3/SA-AT	4.4	20	*	
AT-31	HDR (Residential)	R3/SA-AT, FF, FW	8.2	42	*	
AT-32	HDR (Residential)	R3/SA-AT, FW	4.5	25	*	
AT-40	CC (Commercial)	GC/SA-AT, FW	6.8			
AT-41	CC (Commercial)	GC/SA-AT	6.6	1		
AT-42	CC (Commercial)	GC/SA	3.3			
AT-43	CC (Commercial)	GC/SA-AT	1.2	1		
AT-44	CC (Commercial)	GC/SA-AT	0.7			
AT-45	CC (Commercial)	CC/SA-AT	2.5	7	*	
AT-46	CC (Commercial)	CC/SA-AT	0.3		*	
AT-50	IND (Industrial)	M2/SA-AT	2.0			
AT-51	IND (Industrial)	M2/SA-AT	0.1			
AT-52	IND (Industrial)	M2/SA-AT	0.6			
AT-70	P/QP (Public/Quasi Public)	M2/SA-AT, FW	1.5			
AT-71	P/QP (School)	P/QP, R3/SA-AT	4.0			
AT-72	P/QP/FP (Public/Quasi Public/Floodplain)	P/QP/FF	4.2			
AT-80	OS (Open Space)	FW	0.1			
AT-81	OS (Open Space)	FW, OS	6.6			
AT-100*	(additional development capacity)				50	
<b>ROW</b>	<b>Right of Way</b>		<b>13.2</b>			
<b>TOTAL</b>			<b>60.3</b> <b>73.5</b>	<b>114</b>	<b>68</b>	

**Notes:** Acres: Gross acreage (includes right-of-way)

Original Units: Number of pre-existing, built residential dwelling units prior to the Specific Plan adoption

Density: Allocated Units / Acres

Allocated Units: Number of residential dwelling units approved/adopted by City Council

\*In lieu of allocating a defined number of units for each High Density Residential parcel, Parcel AT-100 represents the additional development capacity available to High Density Residential and Commercial parcels within the Plan Area. In this case, this allocation is not the maximum allowable number of units; this is the number of units covered by the utility capacity studies included as Appendices to the Specific Plan. Any project exceeding the allocated capacity may be required to prepare additional technical studies and/or provide other environmental documentation to demonstrate sufficient capacity to support the development.

**Table 3.1 | Douglas-Harding Corridor Land Use, Zoning, and Acreage by Parcel**

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Original Units	Allocated Units	Density (du/ac)
DH-10	LDR (Residential)	R1/SA-DH	0.5	0	2	4.0
DH-30	HDR (Residential)	R3/SA-DH, FW	9.4	126	*	
DH-31	HDR (Residential)	R3/SA-DH, FW, PR/FF	17.1	232	*	
DH-32	HDR (Residential)	R3/SA-DH	7.2	76	*	
DH-33	HDR (Residential)	R3/SA-DH	2.2	108	*	
DH-34	HDR (Residential)	R3/SA-DH, FW	4.8	16	*	
DH-35	HDR (Residential)	R3/SA-DH	5.1	79	*	
DH-36	HDR (Residential)	R3/SA-DH	0.6	0	*	
DH-40	CC (Commercial)	CC/SA-DH	7.3		*	
DH-41	CC (Commercial)	HC/SA-DH	4.3		*	
DH-42	CC (Commercial)	NC/SA-DH	3.5		*	
DH-43	CC (Commercial)	CC/SA-DH	64.0	1	*	
DH-44	CC (Commercial)	NC/SA-DH	1.3		*	
DH-45	CC (Commercial)	NC/SA-DH	2.6	3	*	
DH-46	CC (Commercial)	CC/SA-DH	6.1		*	
DH-47	CC (Commercial)	GC/SA-DH	7.1		*	
DH-48	CC (Commercial)	CC/SA-DH	3.0		*	
DH-60	BP (Business Professional)	BP/SA-DH	0.2			
DH-61	BP (Business Professional)	BP/SA-DH	0.6	1		
DH-62	BP (Business Professional)	BP/SA-DH	0.8			
DH-100*	(additional development capacity)				200	
<b>ROW</b>	<b>Right of Way</b>		<b>4.5</b>			
<b>TOTAL</b>			<b>147.7</b> <b>152.2</b>	<b>642</b>	<b>202</b>	

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Density: Allocated Units / Acres

Allocated Units: Number of residential dwelling units approved/adopted by City Council

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**Table 3.1 | Douglas-Sunrise Corridor Land Use, Zoning, and Acreage by Parcel**

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Original Units	Allocated Units	Density
DS-10	LDR (Residential)	R1/SA-DS	3.0	16	16	5.3
DS-11	LDR (Residential)	R1/SA-DS	0.3	2	2	6.7
DS-20	MDR (Residential)	R2/SA-DS	1.5	18	18	12.0
DS-30	HDR (Residential)	R3/SA-DS	6.5	138	*	
DS-31	HDR (Residential)	R3/SA-DS	4.1	72	*	
DS-32	HDR (Residential)	R3/SA-DS	0.8	5	*	
DS-33	HDR (Residential)	R3/SA-DS	12.0	181	*	
DS-40	CC (Commercial)	GC/SA-DS	6.9			
DS-41	CC (Commercial)	CC/SA-DS	29.0		*	
DS-42	CC (Commercial)	CC/SA-DS	35.2		*	
DS-43	CC (Commercial)	CC/SA-DS	29.6		*	
DS-44	CC (Commercial)	CC/SA-DS	16.8		*	
DS-45	CC (Commercial)	CC/SA-DS	3.2		*	
DS-46	CC (Commercial)	CC/SA-DS	18.0		*	
DS-47	CC (Commercial)	CC/SA-DS	2.2		*	
DS-48	CC (Commercial)	GC/SA	0.9			
DS-49	CC (Commercial)	GC/SA-DS	3.0			
DS-50	CC (Commercial)	CC/SA-DS	0.6		*	
DS-51	CC (Commercial)	GC/SA-DS	3.8			
DS-52	CC (Commercial)	CC/SA-DS	1.8		*	
DS-53	CC (Commercial)	CC/SA-DS	0.7		*	
DS-54	CC (Commercial)	NC/SA-DS	8.5		*	
DS-55	CC (Commercial)	CMU/SA	10.4		*	
DS-56	CC (Commercial)	CC/SA	2.8		*	
DS-57	CC (Commercial)	NC/SA-DS	2.2		*	
DS-58	CC (Commercial)	CC/SA	0.3		*	
DS-59	CC (Commercial)	CC/SA-DS	1.3		*	
DS-60	CC (Commercial)	NC/SA-DS	2.5		*	
DS-70	BP (Business Professional)	BP/SA-DS	4.1			
DS-71	BP (Business Professional)	BP/SA-DS	1.5			
DS-72	BP (Business Professional)	BP/SA-DS	3.5			
DS-80	P/QP (Substation)	P/QP/SA-DS	2.0			
DS-90	OS (Open Space)	OS/SA-DS	4.0			
DS-91	OS/FP (Open Space/Floodplain)	FW	0.7			

Parcel	General Plan Land Use (Specific Plan Land Use)	Zoning	Acres	Original Units	Allocated Units	Density
DS-100*	(additional development capacity)				600	
<b>ROW</b>	<b>Right of Way</b>		<b>27.4</b>			
<b>TOTAL</b>			<del><b>223.7</b></del> <b>251.1</b>	<b>432</b>	<b>636</b>	

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