DRAFT BENCHMARK PLAN INPUT

CITY COUNCIL FOCUS AREA DIRECTION

**EL TORO ROAD CORRIDOR**
- Tiered-approach to mixed-use development with highest density by I-5
- Desire to study the potential impacts of allowing for MU-60 at this location with the option to reduce density if impacts are unacceptable

**LAKE FOREST DRIVE CORRIDOR**
- Allow for MU-43 along Lake Forest Drive to the City boundary
- Maintain commercial at southeast corner of Lake Forest Drive and Rockfield Blvd
- Allow MU-Office along I-5 and modify definition of MU-Office to allow for ‘good-neighbor’ light industrial uses
- Allow for MU-43 as transition between MU-Office and existing residential at Rockfield Blvd/Ridge Route Dr

**CIVIC CENTER AREA**
- Allow for residential develop in the “core” of the focus area and along Lake Forest Drive at the lowest mixed-use densities
- Create different types of activity centers by allowing Urban Industrial development, including residential uses, in the core and mixed-use residential and commercial development along Lake Forest Drive
- Urban Industrial-25 in the core allows residential densities up to 25 du/ac

**FOOTHILL RANCH TOWNE CENTRE**
- Tiered approach to mixed-use development, with highest densities and intensities located at the core of the focus area and along the Foothill Transportation Corridor
- Confirm CPAC direction to allow for urban industrial-style uses as part of MU development
- Desire to study the potential impacts of allowing for MU-60 at this location with the option to reduce density if impacts are unacceptable

**LIGHT INDUSTRIAL/RAIL CORRIDOR**
- Create a new designation that allows for Urban Industrial development, including residential uses, at densities up to 45 du/ac; new designation is called Urban Industrial-43

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**LEGEND**
- Low Density: 2-7 du/ac
- Low-Medium Density: 7-15 du/ac
- Medium Density: 15-25 du/ac
- High Density: 25-43 du/ac
- Commercial: 1.01 max FAR
- Mixed Use: 32 du/ac and 1.01 max FAR
- Mixed Use-43: 43 du/ac and 1.21 max FAR
- Mixed Use-60: 60 du/ac and 2.01 max FAR
- Public Facility: 1.21 max FAR
- Business Park: 1.01 max FAR
- Professional Office: 1.21 max FAR
- Mixed Use Office: 1.51 max FAR
- Light Industrial: 0.601 max FAR
- Urban Industrial: 0.25-25 du/ac and 1.01 max FAR
- Urban Industrial-43: 43 du/ac and 1.21 max FAR
- Community Park/Open Space
- Regional Park/Open Space
- Open Space

**NOTE:** AS A RESULT OF CITY COUNCIL DIRECTION, SOME COLORS AND LAND USE DESIGNATION NAMES ARE DIFFERENT THAN THOSE REVIEWED AS PART OF THE LAND USE THEMES REPORT. PLEASE REVIEW THE FOCUS AREA MAPS, NEW LEGEND COLORS, AND NAME REFERENCES FOR THE MOST ACCURATE DIRECTION. LABELS HAVE BEEN ADDED TO THE MAP FOR EASE OF REFERENCE.