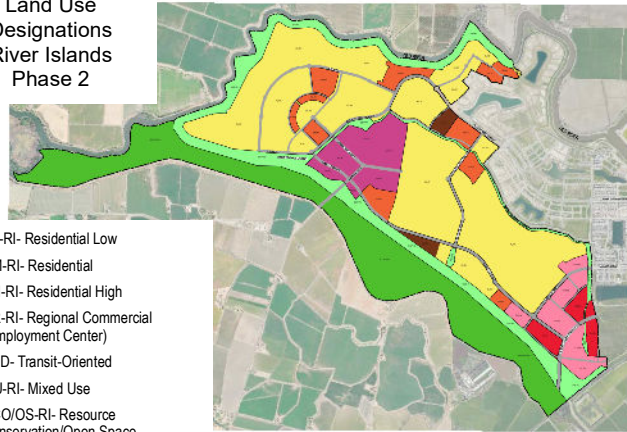


# CITY OF LATHROP GENERAL PLAN Land Use Change Requests

## Proposed Land Use Designations River Islands Phase 2



- RL-RI- Residential Low
- RM-RI- Residential
- RH-RI- Residential High
- CR-RI- Regional Commercial (Employment Center)
- TOD- Transit-Oriented
- MU-RI- Mixed Use
- RCO/OS-RI- Resource Conservation/Open Space
- OS/P-RI - Open Space/Public

All existing uses (CP-CL, K-8-CL, NP-CL, OC-CL, VR-CL, WWTP-CL) changed to Limited Industrial (LI) and area removed from Central Lathrop Specific Plan

P-SP-CL and NP-CL to R/MU-CL

CP-CL to R/MU-CL

HR-CL to P/QP-CL

SPC-CL to P/QP-CL

SPC-CL to R/MU-CL

Relocated Park

HR-CL to VR-CL

VR/K-8/DS-CL to VR-CL

OC-CL to HR-CL

NC to MD

P to OS

P, RecR, VC to LD

RM-RI to RL-RI

RL-RI to RM-RI

MU-RI to RL-RI

RC-ST to UR-ST

UR-ST to RC-ST

FC to LI

R/MU-CL to P-CL (re-shaped park)

R/MU-CL to VR-CL

CC to MD

LD to MD

PO to HD

PO to HD

NC to P

FS to P

FS to LD

SC to GI

LD to P

LD to P

NC to P

CP to LD

LD to P

LD to HD

NC to LD

LD to MD

W Louise Ave

SC to LI

NC to LD

FC to GI

SC to VC

FS to LI

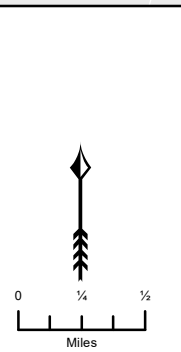
SC to LI

SC to HDR

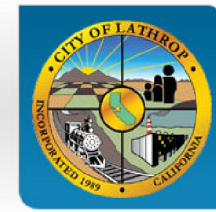
MD to SC

RC-ST and RR-ST to AOI-ST

- ### Legend
- Lathrop City Boundary
  - Manteca City Boundary
  - Lathrop Sphere of Influence
  - Manteca Sphere of Influence
  - Stockton Sphere of Influence
  - Area of Interest
  - Assessor Parcel Boundary
  - Area with Land Use Change Request
  - Potential TOD Areas
  - Existing ACE Station
  - Future Valley Link Station



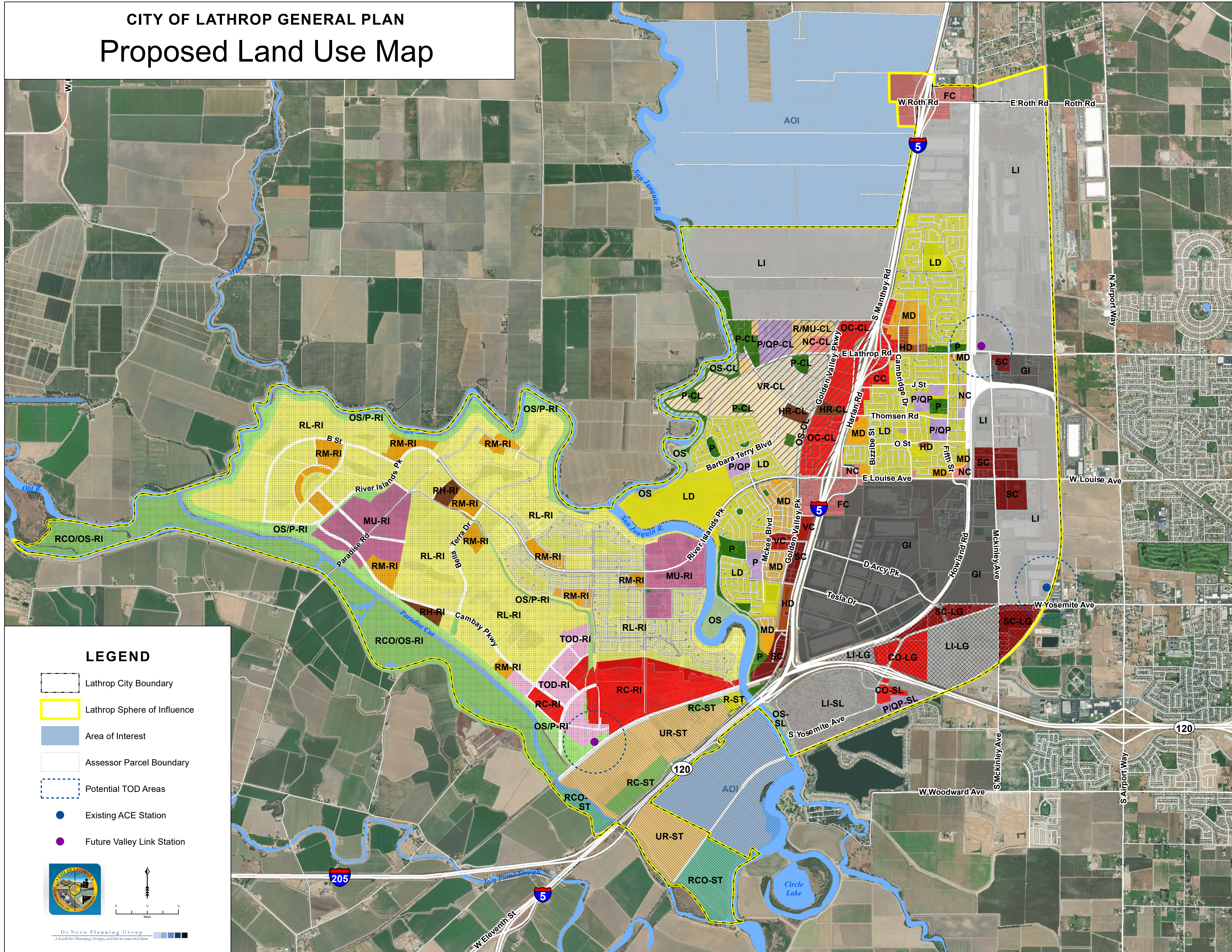
- ### Land Use Designations
- LD- Low Density Residential (1-7 du/A)
  - RecR- Recreational Residential (1-15 du/A)
  - MD- Medium Density (8-15 du/A)
  - HD- High Density Residential (16-25 du/A)
  - NC- Neighborhood Commercial
  - VC- Village Center
  - PO- Professional Office
  - CC- Community Commercial
  - SC- Service Commercial
  - FC- Freeway Commercial
  - LI- Limited Industrial
  - GI- General Industrial
  - P/QP- Public/Quasi-Public
  - P - Park (CP-Community Park & NP-Neighborhood Park Combined)
  - OS- Open Space
  - ES- Elementary School (included in P/QP)
- 
- VR-CL- Variable Density Residential (3-16 du/A)
  - HR-CL- High Density Residential (15-49 du/A)
  - R/MU-CL- Residential/Mixed Use (10-40 du/A)
  - OC/VR/WWTP-CL- Office Commercial/Variable (3-16 du/A) Rest Wastewater Treatment Plant
  - OC-CL- Office Commercial
  - NC-CL- Neighborhood Commercial
  - SPC-CL- Speciality Commercial
  - P/QP-CL- Public/Quasi-Public
  - K-8-CL- Elementary School (included in P/QP-CL)
  - HS-CL- High School (included in P/QP-CL)
  - VR/K-8/DS-CL- Elementary School (included in P/QP-CL)
  - P-CL- Park (CP-CL-Community Park & NP-CL-Neighborhood Park Combined)
  - OS-CL- Open Space
- 
- ### Lathrop Gateway
- CO-LG- Commercial Office
  - SC-LG- Service Commercial
  - LI-LG- Limited Industrial
- 
- ### South Lathrop Specific Plan
- CO-SL- Commercial Office
  - LI-SL- Limited Industrial
  - P/QP-SL- Public/Quasi-Public Facilities
  - OS-SL- Open Space River/Levee Park
- 
- ### River Islands
- RL-RI- Residential Low (3-9 du/A)
  - RM-RI- Residential Medium (6-20 du/A)
  - RH-RI- Residential High (16-40 du/A) (21-40 du/A)
  - TV-RI- Transit Village (up to 50 du/A)
  - MU-RI- Mixed Use Town Center
  - RGC-RI- Regional Commercial
  - NC-RI- Neighborhood Retail
  - RCO-RI- Resource Conservation
- 
- ### Stewart Tract
- R-ST- Residential - Stewart Tract
  - RC-ST- Recreation Commercial
  - RCO-ST- Resource Conservation
  - RR-ST- Recreation Residential
  - UR-ST- Urban Reserve
  - R/MU-ST- Residential Mixed Use



De Novo Planning Group  
A Land Use Planning, Design, and Environmental Firm



# CITY OF LATHROP GENERAL PLAN Proposed Land Use Map



## LAND USE DESIGNATIONS

- no overlay*
- CITY PROPER**
- LD: Low Density Residential (1-7 du/A)
  - MD: Medium Density Residential (8-15 du/A)
  - HD: High Density Residential (16-25 du/A)
  - NC: Neighborhood Commercial
  - VC: Village Center
  - CC: Community Center
  - SC: Service Commercial
  - FC: Freeway Commercial
  - LI: Limited Industrial
  - GI: General Industrial
  - P/QP: Public/Quasi-Public
  - P: Park
  - OS: Open Space
- CENTRAL LATHROP**
- VR-CL: Variable Density Residential (3-16 du/A)
  - HR-CL: High Density Residential (15-49 du/A)
  - R/MU-CL: Residential Mixed Use (10-40 du/A)
  - OC-CL: Office Commercial
  - NC-CL: Neighborhood Commercial
  - P/QP-CL: Public/Quasi-Public
  - P-CL: Park
  - OS-CL: Open Space
- LATHROP GATEWAY**
- CO-LG: Commercial Office
  - SC-LG: Service Commercial
  - LI-LG: Limited Industrial
- SOUTH LATHROP SPECIFIC PLAN**
- CO-SL: Commercial Office
  - LI-SL: Limited Industrial
  - P/QP-SL: Public/Quasi-Public
  - OS-SL: Open Space River/Levee Park
- STEWART TRACT**
- R-ST: Residential
  - RC-ST: Recreation Commercial
  - RCO-ST: Resource Conservation
  - UR-ST: Urban Reserve
- RIVER ISLANDS**
- RL-RI: Residential Low (3-9 du/A)
  - RM-RI: Residential Medium (6-20 du/A)
  - RH-RI: Residential High (15-40 du/A)
  - RC-RI: Regional Commercial
  - TOD-RI: Transit-Oriented Development
  - MU-RI: Mixed Use
  - RCO/OS-RI: Resource Conservation/Open Space
  - OS/P-RI: Open Space/Public Uses

## LEGEND

- Lathrop City Boundary
- Lathrop Sphere of Influence
- Area of Interest
- Assessor Parcel Boundary
- Potential TOD Areas
- Existing ACE Station
- Future Valley Link Station

