



**Southeast Stewart Tract**  
**Urban Design Concept**  
*Design Guidelines and Development Standards*

City of Lathrop Community Development Department  
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# **Southeast Stewart Tract Urban Design Concept**

## *Design Guidelines and Development Standards*

### **A. Introduction**

#### Purpose & Intent

The Urban Design Concept for Southeast Stewart Tract (UDC) describes the design concepts and physical design standards that apply to development within the southeast Stewart Tract planning area, as defined by the 2002 West Lathrop Specific Plan (WLSP). Its primary purpose is to control the quality of development within all areas of development within Southeast Stewart Tract throughout all phases of its development. It provides development standards that complement the land use and zoning standards of the WLSP, and includes design guidelines that can be used by the Stewart Tract Design Review Board (STDRB) and City of Lathrop Planning Commission to evaluate development proposals.

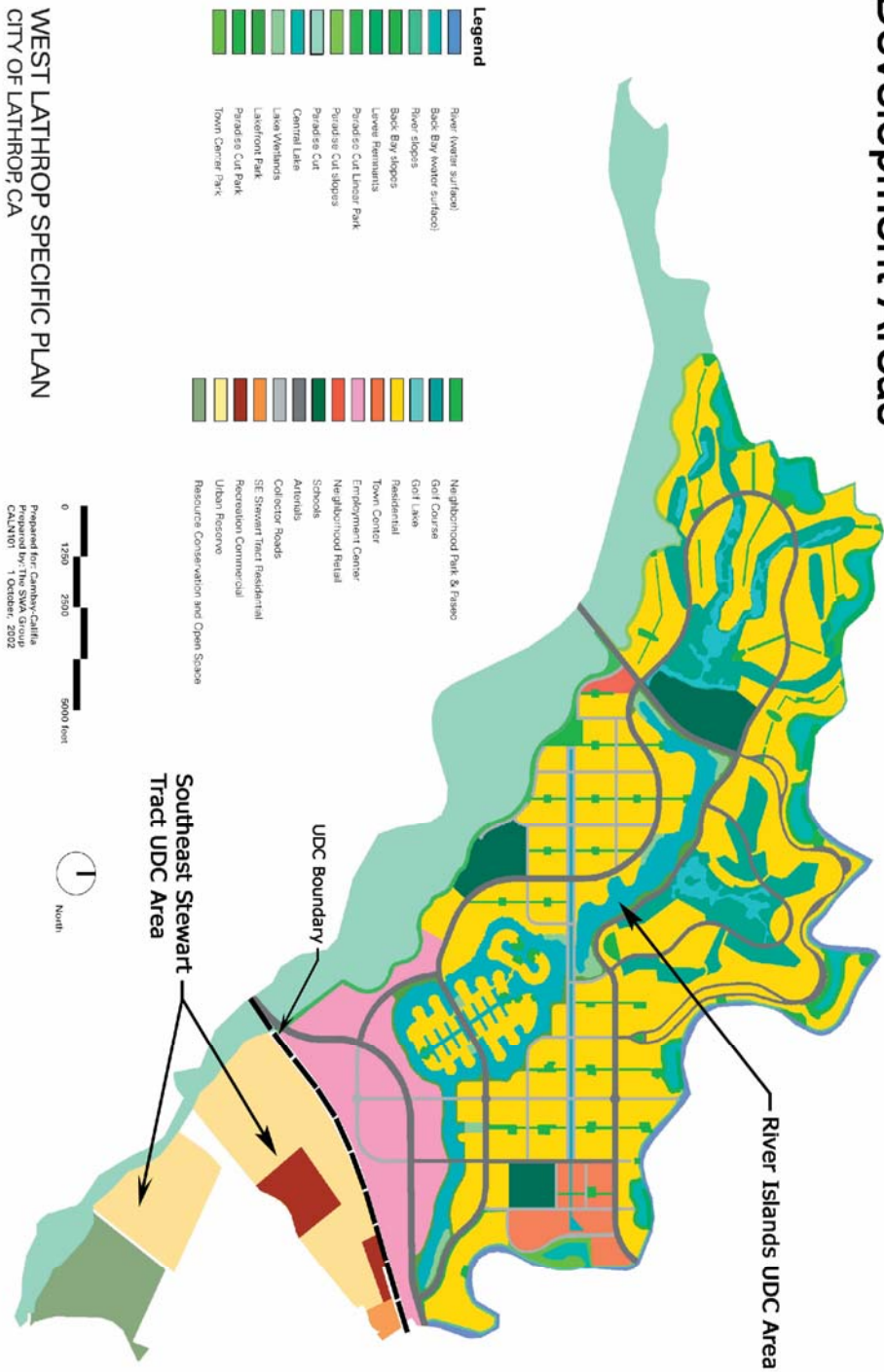
#### UDC Location

The Southeast Stewart Tract UDC is part of the entire Stewart Tract planning area as described in the WLSP. The Stewart Tract is a 5,794-acre site proposed as a balanced, mixed use sustainable community comprised of residential and commercial development. Stewart Tract contains two distinct components: River Islands at Lathrop, the 4,880 acres west of the former Southern Pacific Railroad (Union Pacific) tracks that has been comprehensively planned and approved for development with River Islands UDC in 2003 and the Southeast Stewart Tract, which encompasses the 913 acres east of those railroad tracks designated for existing housing, recreation commercial, highway commercial and urban reserve. (See Figure I: Planning Areas.) These two Stewart Tract development areas, together with Mossdale Village, are addressed in the WLSP to ensure a compatible pattern of development throughout West Lathrop.

#### Relationship to West Lathrop Specific Plan

The West Lathrop Specific Plan (WLSP) provides the authority under which the Southeast Stewart Tract UDC has been prepared. As described in the

# Stewart Tract Development Areas



**Figure I: Stewart Tract Planning Areas**

WLSP, each Specific Plan sub area is required to have a UDC that provides guidelines for development. This UDC applies only to the Southeast Stewart Tract portion of the WLSP.

### Stewart Tract Design Review Board

The STDRB is a group of three persons that includes a representative of the City of Lathrop, as well as experienced design professionals from the development community involved in WLSP planning areas. It is created by the authority of the WLSP and its role is to review development proposals to insure compliance with the UDC and the intent of the WLSP, and to recommend changes, if necessary. The STDRB is the primary design advisor to the City of Lathrop Planning Commission and City Council for Stewart Tract related development.

As part of its responsibility in reviewing development proposals and making recommendations to the City of Lathrop, the STDRB also has the authority to recommend exceptions, variances, and revisions to the Southeast Stewart Tract UDC to the Planning Commission and City Council.

Exceptions may arise through the review of a development proposal and might include minor design changes or adjustments that are consistent with the intent of the UDC; in some cases, an exception might apply to a condition not foreseen in the UDC. A STDRB recommendation to grant an exception may or may not be coupled with a recommendation to revise the UDC.

Variances required to recommend approval of a development proposal are more significant deviations from the UDC than an exception. Variances, however, must be consistent with the overall intent of the UDC, and may or may not be coupled with a STDRB recommendation to revise the Southeast Stewart Tract UDC. Southeast Stewart Tract UDC revisions made as a part of recommending a development proposal are intended to change the intent of the UDC; however, the revisions must be consistent with the WLSP. A major change to one of Southeast Stewart Tract' Districts would qualify as a revision.

### Organization of Document

The UDC is divided into two major sections: Land Use and Urban Design Standards. The Land Use section describes the overall land uses and

standards pertaining to those uses proposed for the entire Southeast Stewart Tract Community.

The Urban Design Standards section addresses the major urban design systems proposed for Southeast Stewart Tract, for example, open space and landscape design. Each system is described with text and drawings that illustrate its location and extent.

## **B. Land Use**

### Zoning Designations and Uses

The proposed Southeast Stewart Tract UDC encompasses only four primary land uses that were outlined in the WLSP:

1. Urban Reserve (UR-ST): About 419 acres east of the former Southern Pacific Railroad line in Southeast Stewart Tract are shown as urban reserve. This area is not planned for traditional development at this time. Development may only occur within this district if it is combined with commercial uses within the C-REC-ST zoning district as described in Section C. Full development of this area would be planned here only at such time as the Mossdale/I-5 interchange is improved or other transportation system improvements allow for sufficient additional traffic capacity to serve more intense retail commercial uses.
2. Commercial Recreation (C-REC-ST). There are two recreation commercial areas in Southeast Stewart Tract that were estimated (programmatically) as part of a 60 acre urbanized area that take advantage of proximity to I-5. Appropriate uses may include a water park, wildlife park or a farmers market, or a seasonal destination use, such as the Dell'Osso Farms corn maze which held in this zoning district every October. Additionally, other similar uses associated with a variety of highway commercial retail uses and recreation uses can be permitted. Development herein shall be based upon the standards included in Section C of this document as recommended by the Stewart Tract Design Review Board and approved by the City of Lathrop.
3. Residential (R-ST): On approximately nine (9) acres next to the San Joaquin River is an existing area zoned for single family residential uses. Such residential uses will continue to be permitted in this area, in accordance with the Zoning Ordinance, Section 17.32, regarding one-family residential districts. An existing legally non-conforming use, the Mossdale Marina and Office Building is currently legally permitted with the issuance of Conditional Use Permit (97-41). Other permitted and conditional uses in this district are those listed in Section 17.32 of the Zoning Ordinance. Development herein shall be based upon the development

standards included in Part C of this UDC as recommended by the Stewart Tract Design Review Board and approved by the City of Lathrop.

4. Resource Conservation Open Space - (RCO-ST). About 265 acres of Paradise Cut is located within Southeast Stewart Tract. It is designated for resource conservation and open space, primarily for ultimate flood protection improvements to protect the River Islands UDC area under buildout conditions, as well as for habitat mitigation in the future. Also within Southeast Stewart Tract at its easternmost end, there is one RCO area, of about 75 acres ("Pishos property"). It was first intended for a water recycling plant under the City's Wastewater Master Plan, although other resources such as conservation or public uses are permitted there. Development of the RCO-ST areas shall be based upon the standards included in Section C and the Lathrop Zoning Ordinance.

### **C. Permitted Uses and Development Standards**

The following zoning districts are established in the WLSP for use in Southeast Stewart Tract to guide the City and the Design Review Board: C-REC-ST, UR-ST, R-ST, and RCO-ST. Each of these districts has the "ST" designation that references the Stewart Tract combining zone. Each of the district shall have the following development standards, which are amplified from those included in the WLSP

#### **1. Commercial Recreation Zoning District - (C-REC-ST)**

The C-REC-ST zoning district will encompass a variety of commercial uses that may include resort, theme park, specialty lodging, highway oriented uses, family entertainment and recreational related uses. The following specific uses shall be allowed, singly or in combination as follows:

- Theme parks and wildlife parks
- Family entertainment centers, including special events and exhibition facilities
- Hotels, motels resort hotels, chalets and related lodging establishments

- Highway-oriented retail uses, including restaurant, fast food restaurants, small food markets and service stations.
- Farmer’s Market and related commercial and entertainment facilities
- Transit and commuter parking facilities
- Golf courses, driving ranges, regional sports facilities and similar recreation related facilities
- Campgrounds, R.V. parks and similar uses
- Special events, including circuses, carnivals, car shows, auctions and other similar public gatherings.
- Other compatible uses which are added to this list according to the procedure in Section 184.01 of the Lathrop Zoning Ordinance.

These uses may also be combined with agricultural uses under the following conditions:

- a) The overall use shall include educational aspects regarding agriculture and farming operations. Such uses may include displays, exhibits, and other similar uses for the presentation of agricultural operations to the general public.
- b) Traffic constraints concerning the Mossdale/Manthey Interchange with Interstate 5 are consistent with previous environmental documentation approved by the City of Lathrop, including the River Islands SEIR. This includes peak hour constraints on this interchange as required by Caltrans.
- c) Parking, landscaping, signage and other development shall be creative, utilizing an agricultural theme, but still meeting minimum standards of the Lathrop Zoning Ordinance. An example of this would be the use of alternate paving materials for parking areas that avoids typical hardscape materials (such as asphalt), but still provides a dustless, 90 percent compacted surface required by the Zoning Ordinance.

Conditionally Permitted Uses - Planning Commission Approval Required:

- Marinas and related uses
- Other compatible uses which are added to this list according to the procedure in Section 184.01 of the Lathrop Zoning Ordinance.



### *Development Standards:*

Specific development standards for the Commercial Recreation (C-REC-ST) District shall be those included in the River Islands UDC. On a case by case basis, the STDRB shall also allow deviations from these standards by utilizing the following design guidelines:

- By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.
- Landscaping and irrigation standards and specifications shall generally follow those required by Chapter 193 of the Lathrop Zoning Code and may be modified by the required UDC review by City staff prior to issuance of development or building permits.
- Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require a larger front yard setback for example.
- Signage and minimum parking requirements (such as type and number of parking stalls) shall generally follow Section 183.04(J) and Chapter 182 respectively of the Zoning Code and may be modified by the required Urban Design Concept review by City staff, prior to issuance of development or building permits.

### 2. Residential (R-ST)

The existing single family residential area (9 acres) in Stewart Tract will continue to be permitted, in accordance with Zoning Ordinance, Chapter 17.32, one-family residential district. New uses established within this zoning district shall also comply with the City's Floodplain Management Ordinance. All other development standards shall also be in accordance with the Lathrop Zoning Ordinance.

### 3. Resource Conservation and Open Space Zoning District (RCO)

This district will be the same as the prevailing RCO district (Chapter 17.20 of City Code) except that uses listed in Section 17.112 (Conditional Uses) shall be permitted uses herein subject to securing site plan approval. Additionally, public uses involving the storage and/or disposal of recycled water shall be permitted by Site Plan Review. All other development standards shall also be in accordance with the Lathrop Zoning Ordinance.

#### 4. Urban Reserve Zoning District (UR-ST)

This district will be the same as the prevailing UR district (Chapter 17.24 of the City Code), with the exception of educationally related agricultural uses, which may be permitted in conjunction with other lands zoned for commercial purposes as permitted by this UDC. All other development standards shall also be in accordance with the Lathrop Zoning Ordinance, unless otherwise modified by STDRB recommendation in accordance with this UDC.