

Summary of Land Use Changes for Chico 2030 General Plan Draft Land Use Alternatives

The following table summarizes the land use changes for the 3 Draft land Use Alternatives. Changes are broken down into 3 categories (Constraints Considerations, Opportunity Sites, and Special Planning Areas). Each of these sites is highlighted on the corresponding land use alternatives where changes are proposed

	Opportunity Sites	Existing Land Use Designation	Alternative A	Alternative B	Alternative C
1.	North Esplanade	MHDR, CS	OMU, RMU, CMU		
2.	North Valley Plaza	CC, MDR	RC, MHDR, NC		
3.	Mangrove Avenue	HDR, CC	CMU		
4.	Chico Nut	M & W	OMU	OMU, RMU	OMU, HDR
5.	Vanella Orchard	MUNC, MDR, MHDR	MUNC, MDR, MHDR	MUNC, MDR, MHDR	MHDR, HDR
6.	Train Depot/South Campus	CC, LDR, M&W, MHDR	IOMU, MUNC, CMU		
7.	Downtown	Downtown	RMU, CMU, DRMU, P, PFS		RMU - HD, CMU, DRMU, P, PFS
8.	8 th & 9 th Street Corridor	CC	CMU, MHDR, PFS, NC		
9.	Park Avenue South	HDR, CC	CMU, MUNC, RMU-HD, HDR		
10.	The Wedge	M&W	CMU, IOMU		CMU, IOMU, MHDR
11.	East 20 th Street	CC	RC, OMU		
12.	Skyway	CC	RC, OMU		
13.	Pomona Avenue	LDR	MHDR		
	Special Planning Areas	Existing GP Land Use Designation	Alternative A	Alternative B	Alternative C
	Diamond Match SPA	CC, MDR, LDR, HDR, M&W, RR	CMU, OMU, LDR, MDR, MHDR, P, IOMU, L-W	LDR, MDR, HDR, P, CMU, OMU, IOMU, RMU	MDR, MHDR, HDR, L-W, P, CMU, OMU

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Macintosh Estes SPA	OSRM	Expands Greenline west and east of railroad LDR, MDR, HDR, P, IOMU, MUNC, M&W, CG	Expands Greenline west of railroad IOMU, HDR, MHDR, CMU, P, RMU, CG	No Greenline expansion No change to existing	
Midway SPA	M&W and P	Expands Greenline LDR, MDR, P, IP	Expands Greenline IOMU, OSRM	No expansion of Greenline M&W to IOMU	
South Entler SPA	M&W and P	M&W, RC, HDR, P, LDR, MDR, OSC	IOMU, P, MDR, OSC	M&W, RC, P, LDR, MDR, OSC	
Bell Muir SPA	RR, VLDR	LDR	MDR, LDR, NC	No expansion of Greenline No change to existing	
Mud Creek SPA	RR, VLDR	Expands Greenline LDR, MDR, HDR, P, MUNC, CG, PFS, IOMU	Expands Greenline LDR, MDR, MHDR, HDR, P, MUNC, CG, PFS, OMU, IOMU	No expansion of Greenline No change to existing	
North Chico SPA	LDR, MDR, MHDR, P, PFS, CG	MDR, MHDR, LDR, P, PFS, CG	MDR, MHDR, LDR, P, PFS, CG, CMU, IOMU	MDR, MHDR, LDR, P, PFS, CG, CMU, IOMU	
Doe Mill/Honey Run SPA	OSC	VLDR, LDR, MDR, P, CG, OSC-BCM, PFS, MUNC, CC	LDR, P, MDR, CG, VLDR, HDR, CC	No change to existing	
Nance Canyon SPA	OSC	OSRM, IOMU, RMU, OSC	No change to existing	No change to existing	
Constraints Consideration Sites	Existing Land Use Designation	Alternative A	Alternative B	Alternative C	
A.	West of Airport	OSRM, IP	RM-HCP	No change to existing	RM-HCP
B.	Bruce Road/Skyway	LDR, CC, MDR, HDR, O	RM-HCP, CC, HDR, LDR, OMU	RM-HCP, OSRM/LDR, MDR, HDR, OMU	RM-HCP, CC, HDR, LDR, OMU
C.	Bruce Road/Stilson Canyon Road	LDR, MDR, OSC	RM-HCP, LDR, MDR, OSC	OSRM/LDR, LDR, MDR, OSC	RM-HCP, LDR, MDR, OSC

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