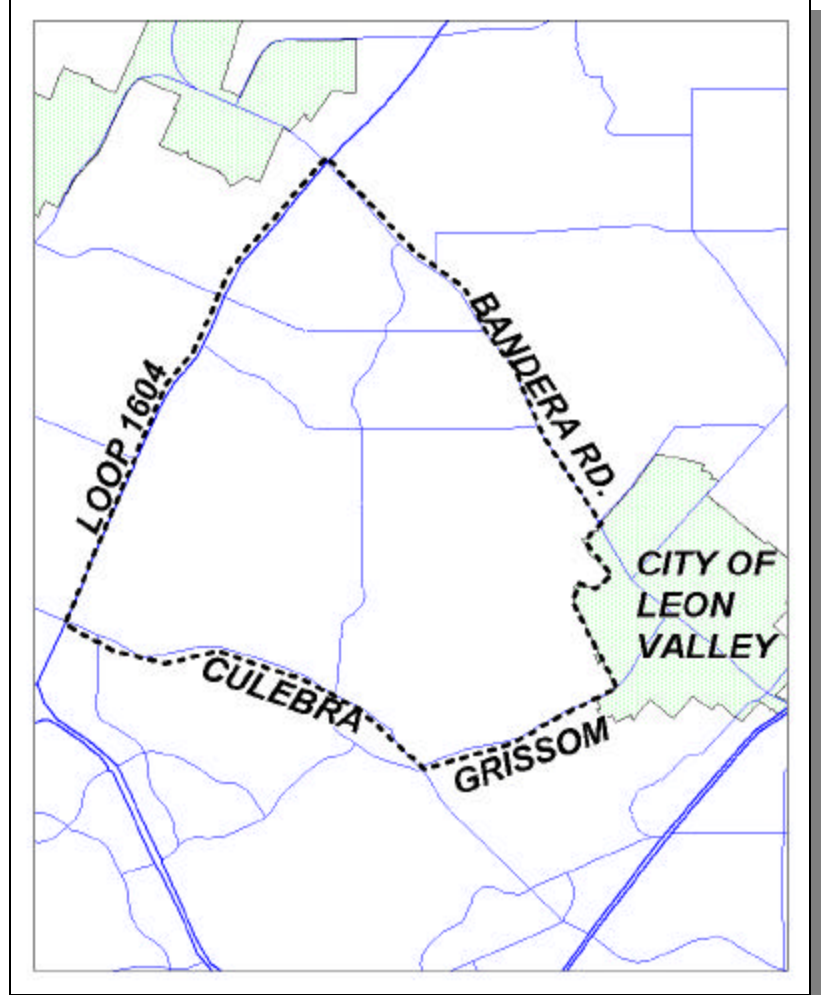


NORTHWEST COMMUNITY PLAN UPDATE

April 2004



*Prepared by the City of San Antonio Planning Department in partnership
with the Northwest Community Planning Team*

Northwest Community Plan

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Northwest Community Plan

LAND USE PLAN

The Land Use Plan builds on the goals and objectives of the Northwest Community Plan and identifies the preferred land development pattern. The plan reflects, in general terms, compatible land uses and serves as a policy guide for future development. Two primary tools for implementation of the land use plan are the Unified Development Code (zoning and subdivision ordinances) and the Capital Improvements Program (CIP), the city's six-year financial plan for capital projects. After adoption by City Council, the Planning Department will consult the Land Use Plan as a guide for developing staff recommendations on individual zoning cases.

The plan emphasizes preserving existing single-family developments, while locating most commercial uses at nodes, or along highly traversed corridors. Commercial uses are also segregated by intensity of use, with Regional Commercial uses being located primarily at the intersection of highways and arterials, Community Commercial uses located where collectors and arterials meet, and Neighborhood Commercial uses where collectors and arterials meet, or where collectors and residential streets meet.

The planning process also placed a premium on the continued acquisition and development of additional open space and parks. The development of Leon Creek linear park as part of the City's Proposition 3 program should develop as shown on the land use map.

Disclaimer for maps:

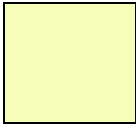
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Land Use Classification

Description

Low Density Residential



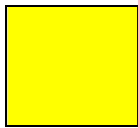
Light Yellow

Low Density Residential Development includes Single Family Residential Development on individual lots.

This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.



Medium Density Residential



Yellow

Medium Density Residential includes Single Family Residential Development on one lot, including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes.

This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial.

This classifications includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.



Land Use Classification

Description

High Density Residential



Orange

High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses.

This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses.

This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

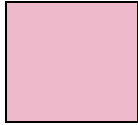
High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.



Land Use Classification

Description

Neighborhood Commercial



Pink

Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctors office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarians office, or small, neighborhood sized grocery stores.

Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials.

Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.



Land Use Classification

Description

Mixed Use



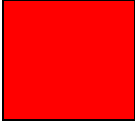


Salmon

Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.



| Land Use Classification | Description |
|---|---|
| Community Commercial | <p>Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Example of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.</p> |
|  | <p>Locations for Community Commercial include along arterials.</p> |
| <p>Bright Red</p> | <p>Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.</p> |
| | <p>Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage, is strongly recommended, as are pedestrian amenities. Shared access is required.</p> |
| |  |
| |  |

Land Use Classification

Description

Regional Commercial



Brownish Red

Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Example of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise.



Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.

Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or residential uses.

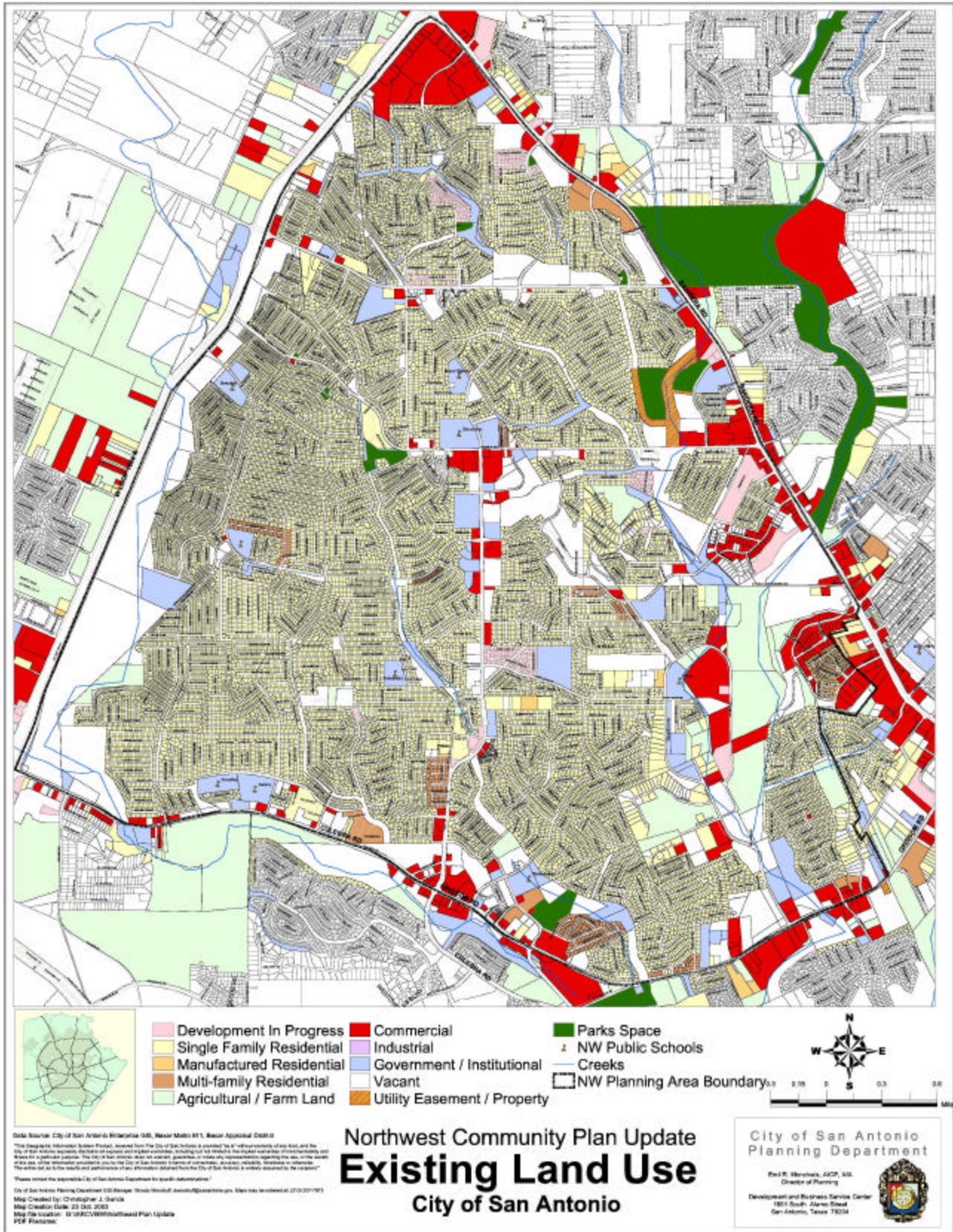
Regional Commercial uses should include well defined entrances, and shared internal circulation with appropriate landscaping and pedestrian amenities. Trees should shade parking and pedestrian areas, and signs should be of the monument style and scale. Lighting controls should be in place so as to direct lighting onto the site, away from adjacent land uses, and to reduce glare, and limit uplift.



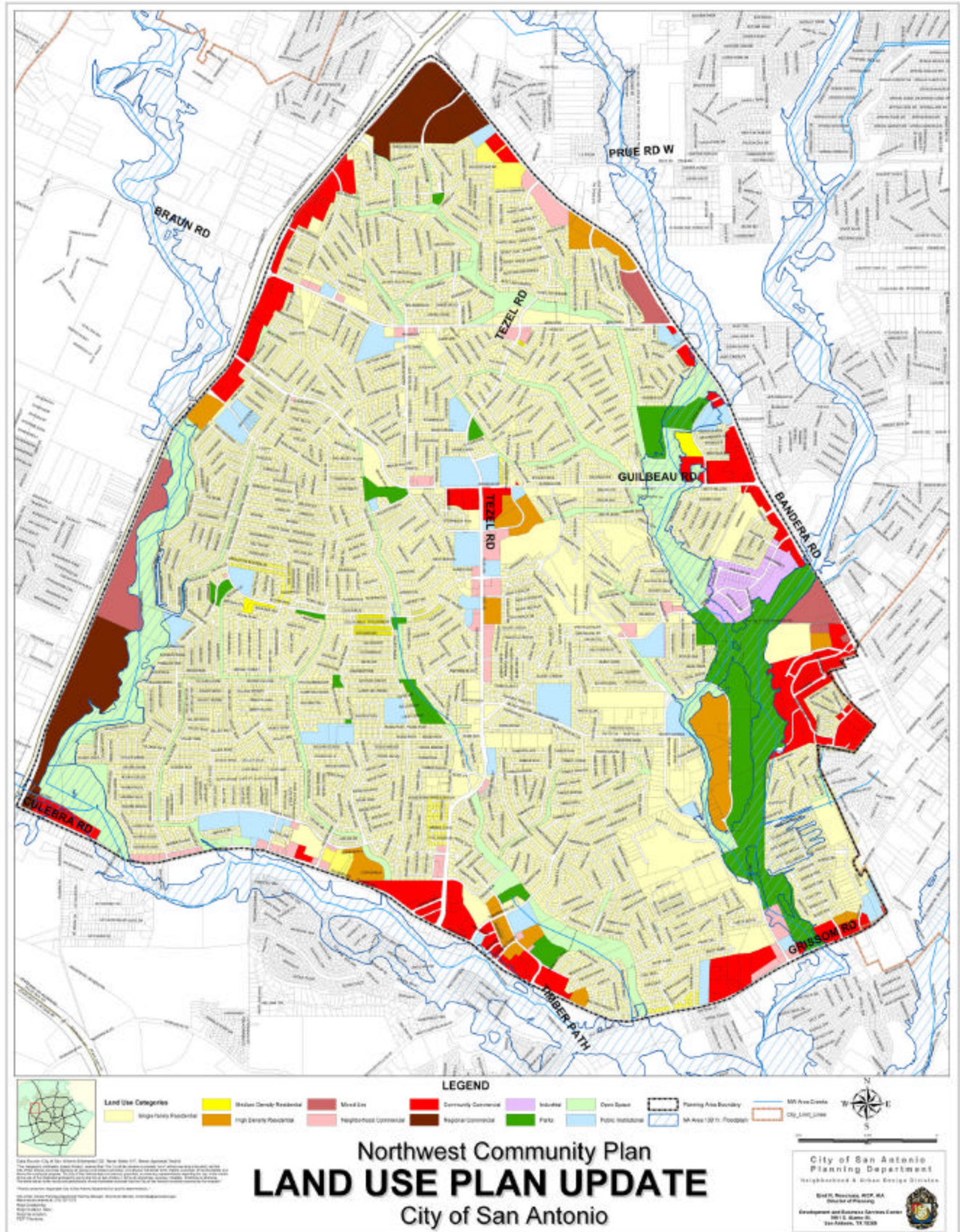
| Land Use Classification | Description |
|--|--|
| <p data-bbox="126 394 391 428">Public Institutional</p>  <p data-bbox="196 583 313 617">Light Blue</p> | <p data-bbox="532 394 1495 537">Public Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.</p> <p data-bbox="532 575 1523 642">The location for these services include where they currently reside, as well as where they meet the future needs of the community.</p>   |
| <p data-bbox="215 1157 293 1190">Parks</p>  <p data-bbox="215 1360 282 1394">Green</p> | <p data-bbox="532 1157 1511 1224">Parks include public and private land uses that encourage outdoor passive or active recreation.</p> <p data-bbox="532 1262 1479 1329">Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.</p> <p data-bbox="532 1367 1500 1476">Parks should be located for convenient, yet safe, neighborhood and community access and should be sized sufficient to provide adequate facilities for the neighborhood or community it serves.</p>   |

| Land Use Classification | Description |
|---|--|
| Open Space | Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. |
|  | Examples of Open Space include flood plains and utility corridors. |
| Light Green |  |

Northwest Community Plan



Northwest Community Plan



Northwest Community Plan

THE LAND USE PLAN AND ZONING

The Land Use Plan does not constitute zoning regulations or establish zoning district boundaries. The table below is meant to serve as comparative guide to utilize when evaluating for “consistency” between development / rezoning proposals, and the goals of the plan. More intense land uses may be allowed in less intense land use categories subject to conditional zoning or a specific use authorization that would facilitate context sensitive design in accordance with the plan’s goals and objectives.

| LAND USE CATEGORY | RECOMMENDED BASE ZONING DISTRICTS |
|-----------------------------------|--|
| Single Family Residential | Residential Estate District, Residential Single Family Districts, Neighborhood Preservation Districts, Rural Development Flex District |
| Medium Density Residential | Residential Single Family Districts, Mixed Residential Districts |
| High Density Residential | Residential Single Family Districts, Mixed Residential Districts, Multi-Family Residential Districts |
| Neighborhood Commercial | Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C2 & C3) |
| Mixed Use | Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts |
| Community Commercial | Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2) |
| Regional Commercial | Neighborhood Commercial District, Commercial Districts, Office Districts, Business Park District |

