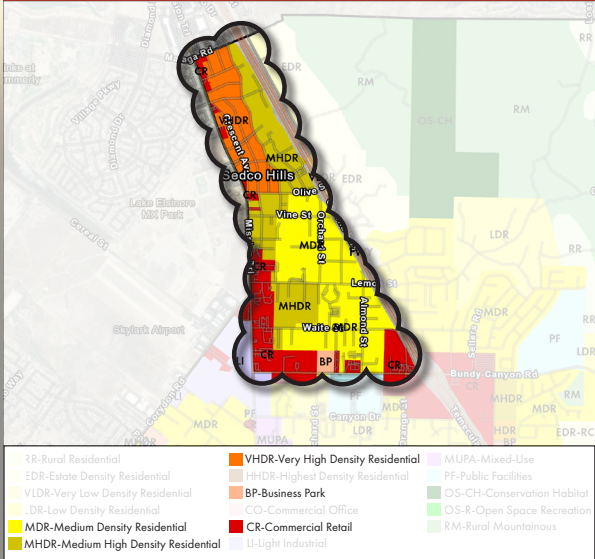


FOCUS AREA 1

Current General Plan Land Use



Key Considerations

- Historically under-served community with comparatively less infrastructure and resources
- Large number of manufactured homes on small lots
- Adjacent to 15 FWY
- Plans for sewer infrastructure upgrades
- Current Density: 2-7 du/ac

What Uses should be encouraged here?



CONCEPT A: HIGHER DENSITY RESIDENTIAL

Accommodate redevelopment with multi-family and attached residential types, without commercial uses. May require lot consolidation.

(25) 10%

(number of votes)



CONCEPT B: LOWER DENSITY RESIDENTIAL

Reduce allowed residential types to match the density that's there today.

(113) 44%

(number of votes)



CONCEPT C: MIXED-USE

Allow higher density residential types with commercial development in combination with or adjacent to housing/residences. Encourage walkable neighborhood. May require lot consolidation.

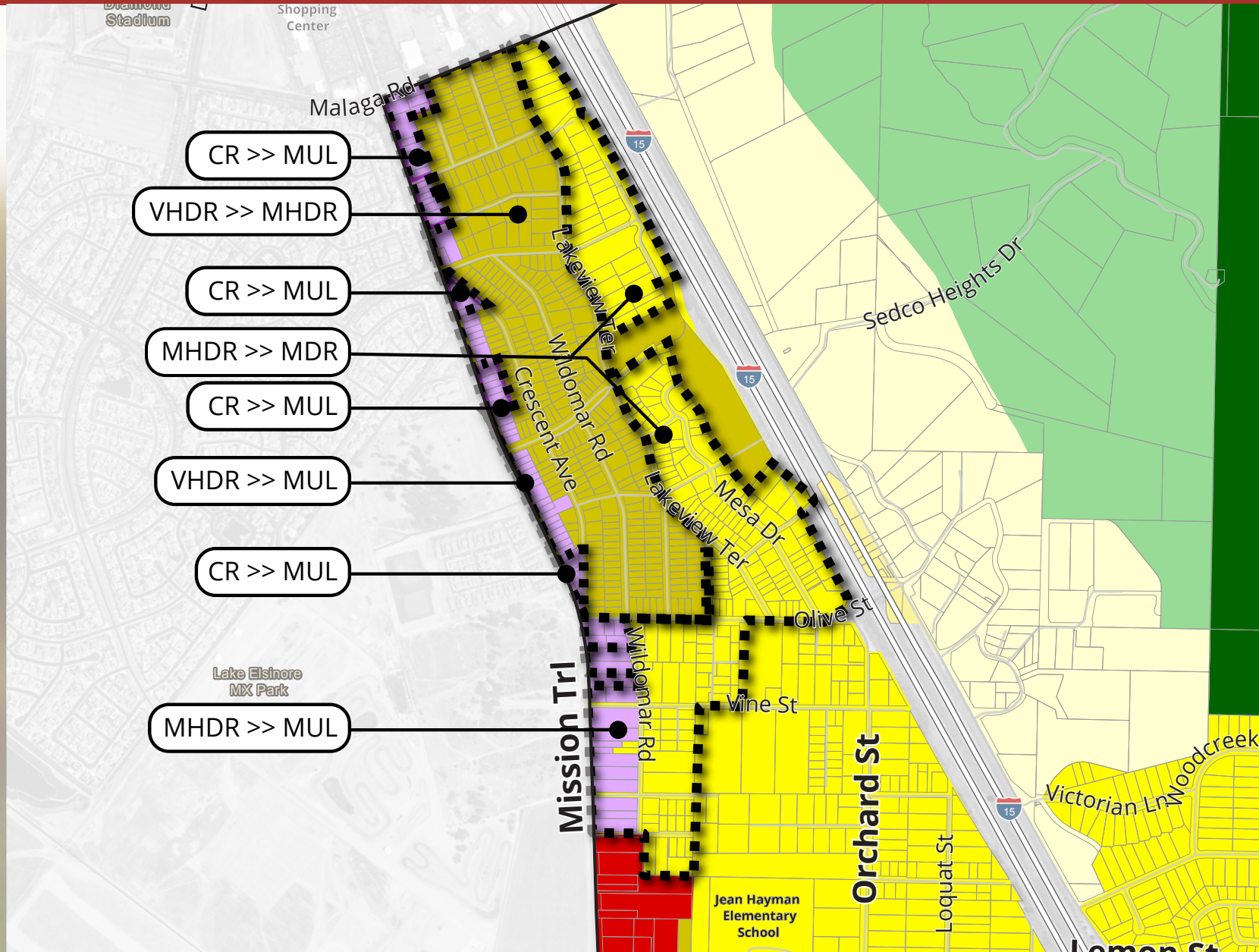
(95) 37%

(number of votes)

Other
(24) 9%

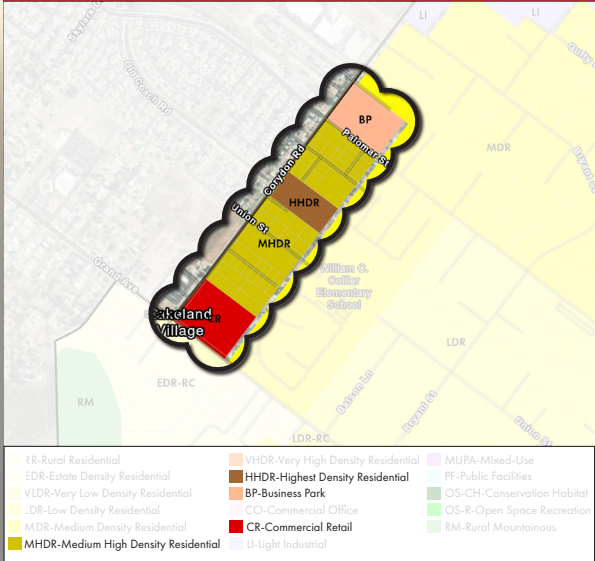
(Includes input from Community Workshop #2 and Survey #2)

FOCUS AREA 1: PROPOSED



FOCUS AREA 2

Current General Plan Land Use



Key Considerations

- Currently a mix of isolated land use designations
- Vacant land is interspersed with single family residential areas
- Ⓐ Grand Plaza Shopping Mall (commercial uses) located across Corydon Rd in City of Lake Elsinore
- Ⓑ Adjacent to William Collier Elementary School

What Uses should be encouraged here?



CONCEPT A: ALL RESIDENTIAL

Allow for only for medium density residential uses, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes in this area.

(60) 23%

(number of votes)



CONCEPT B: MIXED-USE

Allow for a mix of commercial and residential uses in this area.

(162) 64%

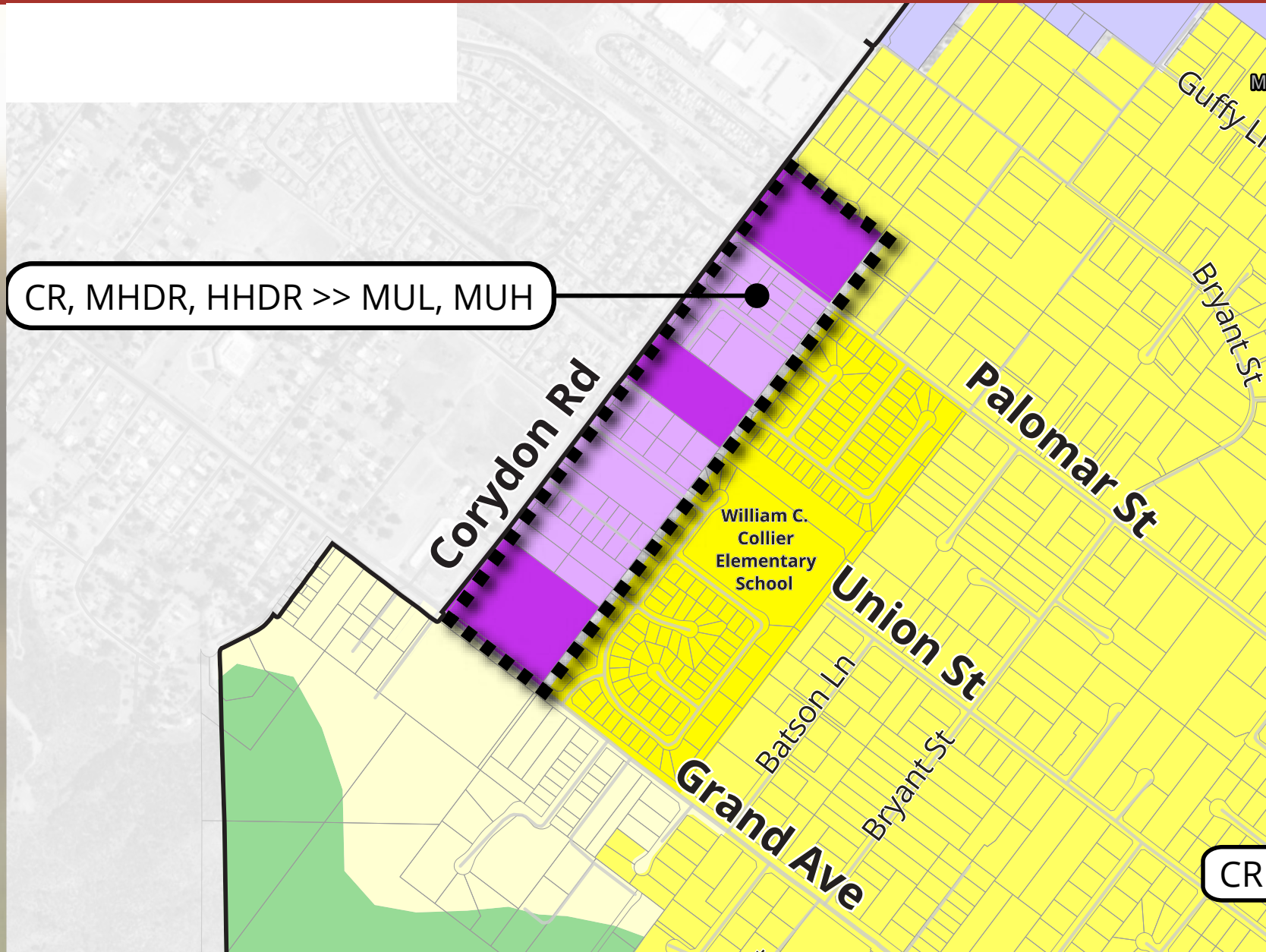
(number of votes)

OTHER THOUGHTS OR IDEAS

(33) 13%

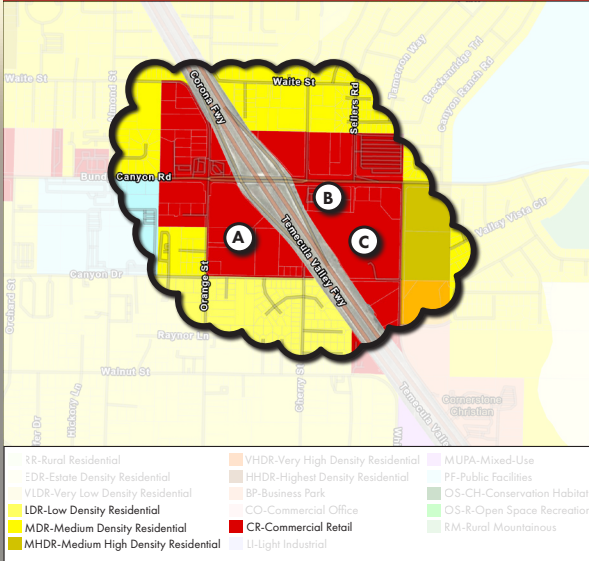
(number of votes)

FOCUS AREA 2: PROPOSED



FOCUS AREA 3

Current General Plan Land Use



Key Considerations

- Opportunity site for neighborhood scale commercial with local serving uses.
- Bundy Canyon Rd is a major corridor with freeway Access
- Large Vacant Sites
- Ⓐ Approved commercial Parcel Map for 7-lot commercial subdivision
- Ⓑ Bundy Canyon Plaza
- Ⓒ Former Walmart site

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Protect this area as a retail center.

(152) 59%

(number of votes)



CONCEPT B: MIXED USE

Allow residential uses adjacent to or near commercial services. May limit the amount of commercial that takes place here.

(77) 30%

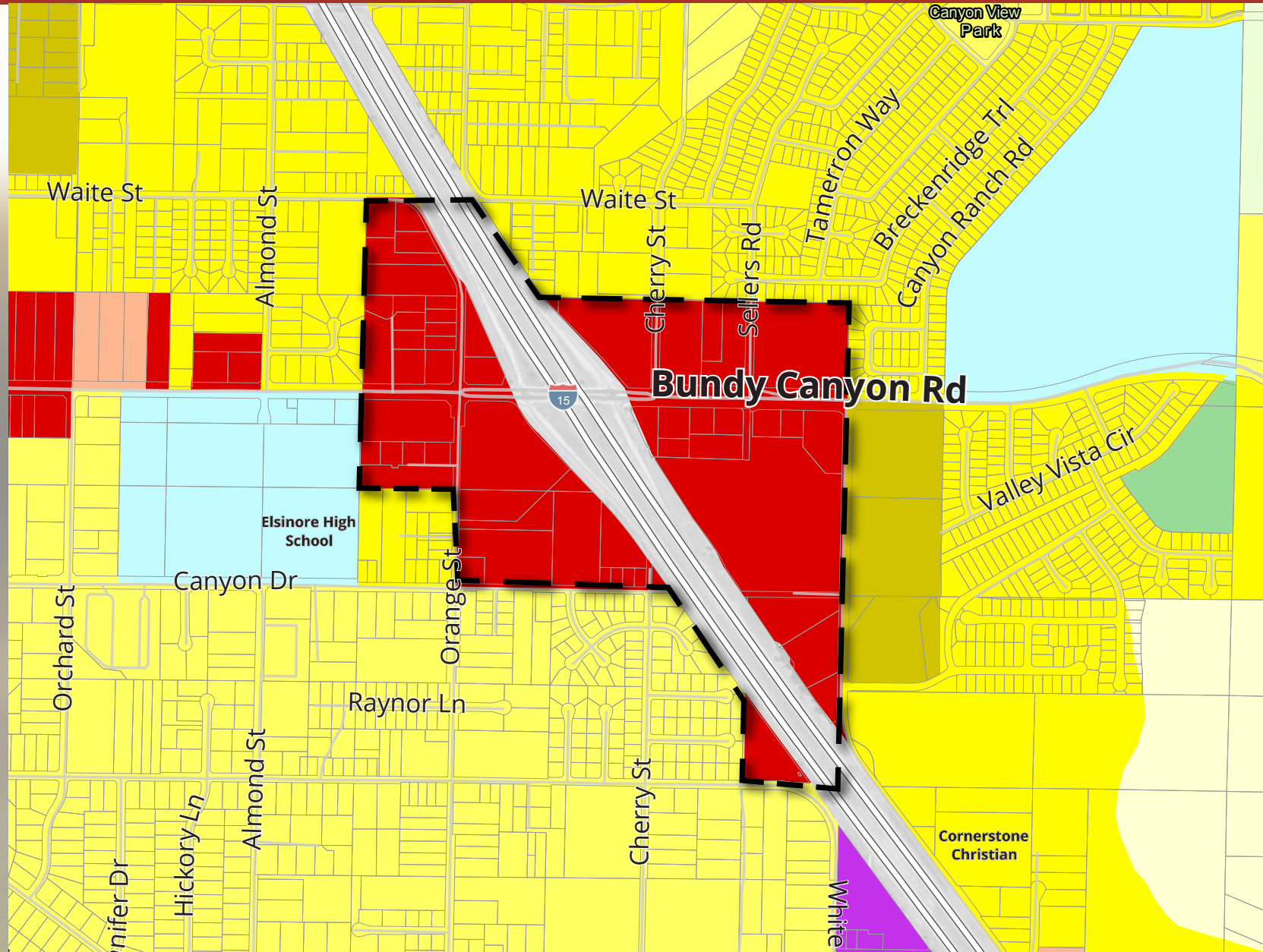
(number of votes)

OTHER THOUGHTS OR IDEAS

(30) 11%

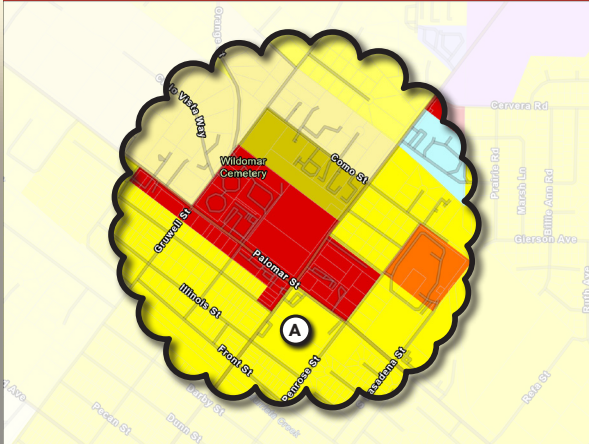
(number of votes)

FOCUS AREA 3: PROPOSED



FOCUS AREA 4

Current General Plan Land Use



| | | |
|--------------------------------------|------------------------------------|----------------------------|
| RR-Rural Residential | VHDR-Very High Density Residential | MUPA-Mixed-Use |
| EDR-Estate Density Residential | PHDR-Highest Density Residential | PF-Public Facilities |
| VLDR-Very Low Density Residential | BP-Business Park | OS-CH-Conservation Habitat |
| LDL-Low Density Residential | CO-Commercial Office | OS-R-Open Space Recreation |
| MDR-Medium Density Residential | CR-Commercial Retail | RM-Rural Mountainous |
| MHDR-Medium High Density Residential | LI-Light Industrial | |

Key Considerations

- Considered by many as the “Heart of the City”
- Old Town Vision Plan completed in 2013
- Historic significance
- Large vacant sites
- Proximity to Murrieta Creek
- **A** Wildomar Elementary School

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL USES WITH EVENTS AND COMMUNITY SPACE

Allow commercial uses and encourage events and community space with a unique character and identity.

(207) 80%

(number of votes)



CONCEPT B: MIXED USE

Allow for a mix of commercial and residential uses in this area.

(24) 9%

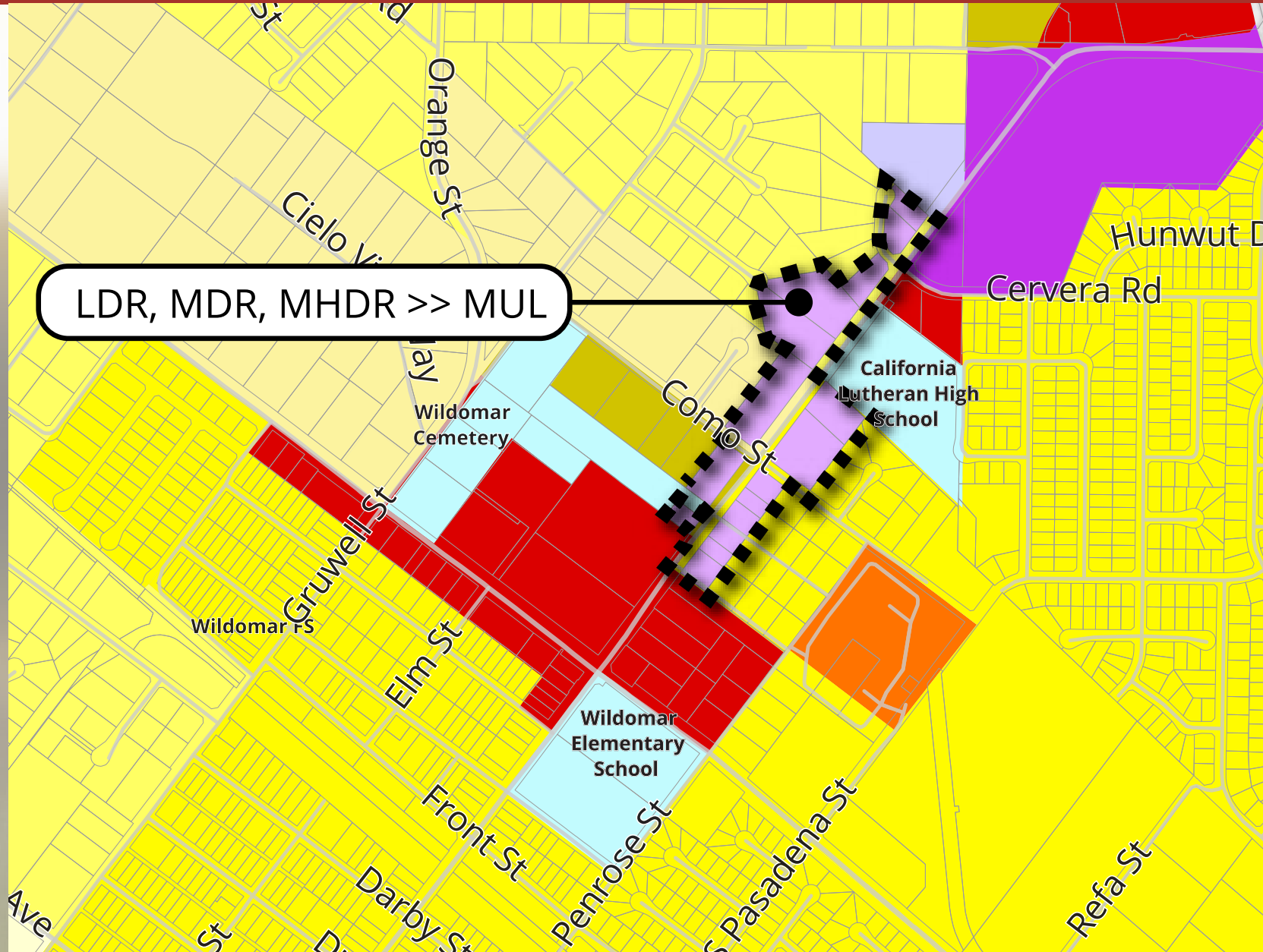
(number of votes)

OTHER THOUGHTS OR IDEAS

(29) 11%

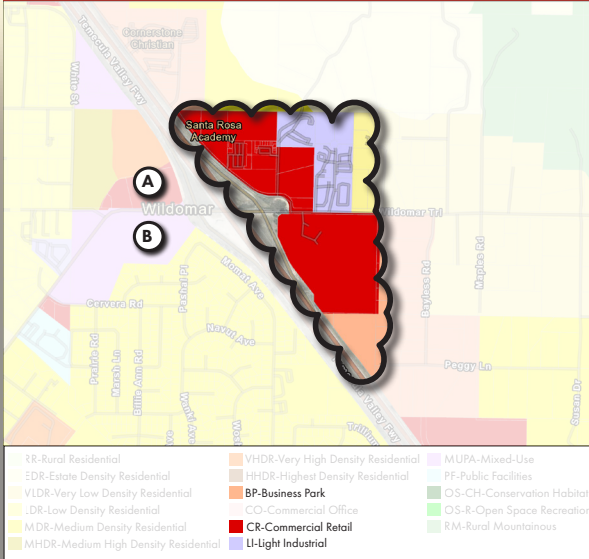
(number of votes)

FOCUS AREA 4: PROPOSED



FOCUS AREA 5: PROPOSED

Current General Plan Land Use



Key Considerations

- Large Vacant sites
- Ⓐ Baxter Village Project: Approved 35 acre mixed-use project with 75,000 SF retail center, 204 unit multi-family apartment project, and 67-lot single family development
- Ⓑ Wildomar Trail Project: Approved 41,000 SF retail, 72,000 SF office, and 109 townhome/condo units

What Uses should be encouraged here?



CONCEPT A: PRIMARILY COMMERCIAL USES

Protect this area as a retail center.

(85) 33%

(number of votes)



CONCEPT B: ALLOW A MIX OF USES

Allow a mix of residential and commercial uses.

(138) 54%

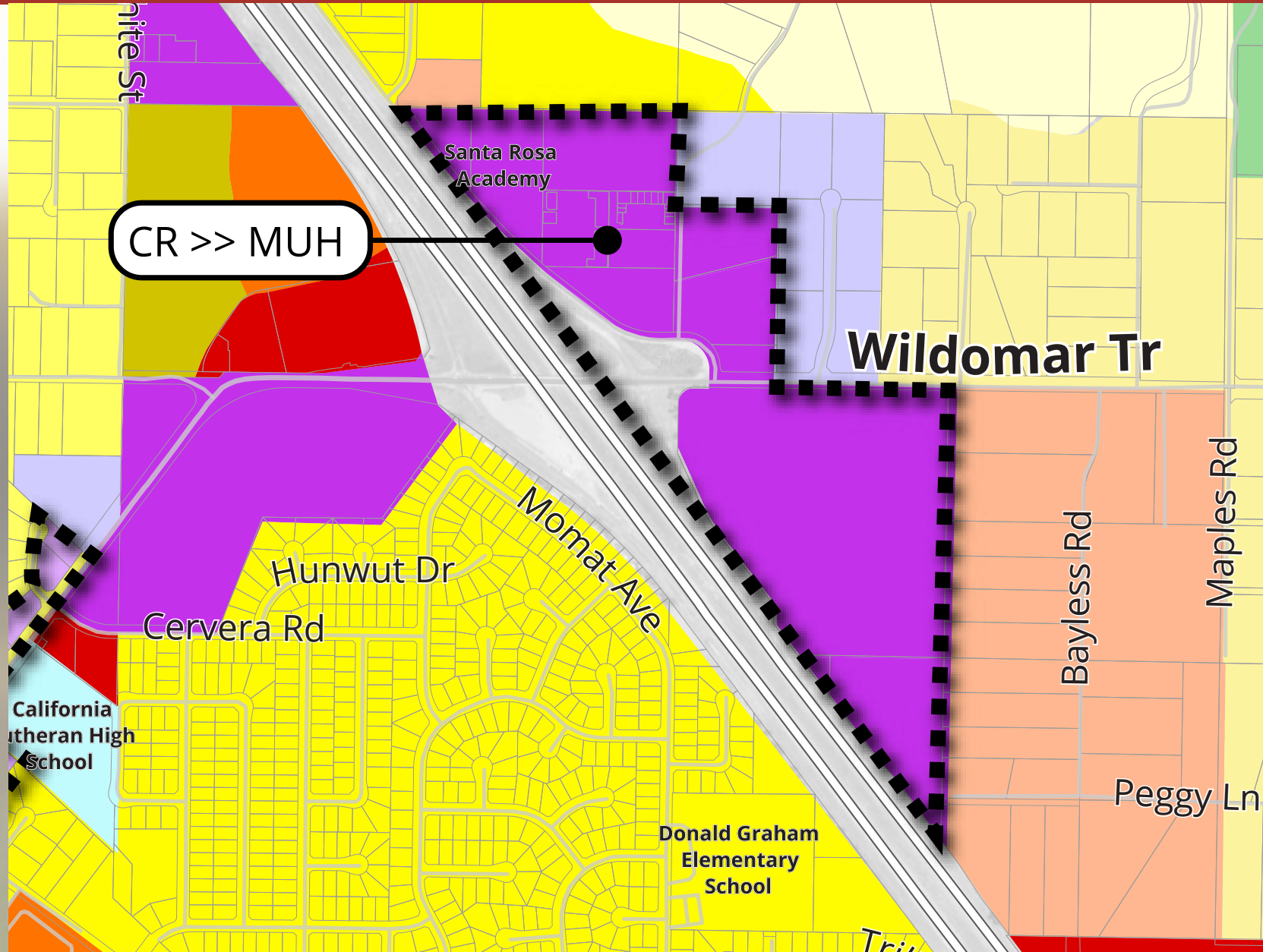
(number of votes)

OTHER THOUGHTS OR IDEAS

(32) 13%

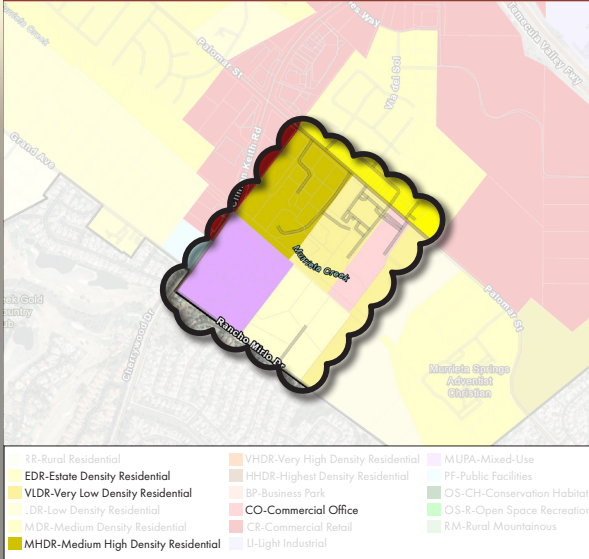
(number of votes)

FOCUS AREA 5: PROPOSED



FOCUS AREA 6

Current General Plan Land Use



Key Considerations

- Large Vacant Site
- Current land use designation allows for a mix of medium density residential, lower density residential, commercial office and mixed-use
- Proximity to planned Murrieta Creek Regional Trail, Clinton Keith Rd, 15 freeway, and commercial centers

What Uses should be encouraged here?



CONCEPT A: MIXED-USE

Allow for mixed-uses throughout with higher density residential.

(109) 42%

(number of votes)



CONCEPT B: RESIDENTIAL

Primarily allow for single-family, townhome, and courtyard home residential types.

(112) 44%

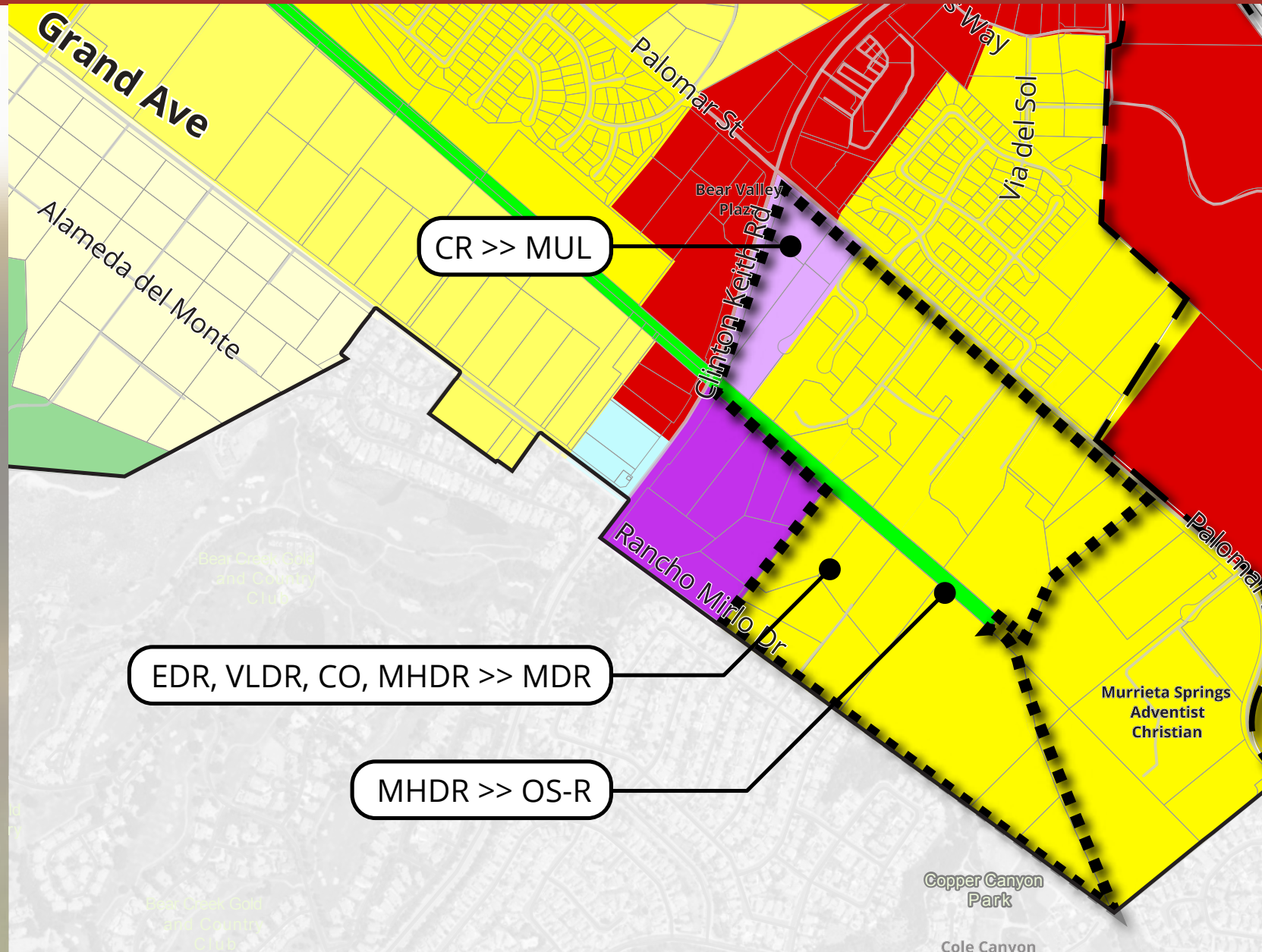
(number of votes)

OTHER THOUGHTS OR IDEAS

(36) 14%

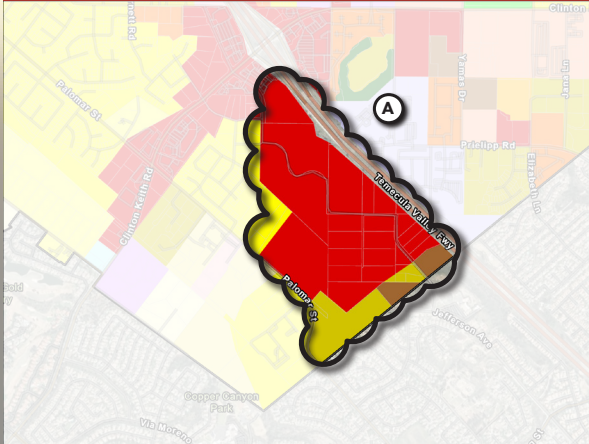
(number of votes)

FOCUS AREA 6: PROPOSED



FOCUS AREA 7

Current General Plan Land Use



| | | |
|--------------------------------------|------------------------------------|----------------------------|
| RR-Rural Residential | VHDR-Very High Density Residential | MUPA-Mixed-Use |
| EDR-Estate Density Residential | HHDR-Highest Density Residential | PF-Public Facilities |
| VLDR-Very Low Density Residential | BP-Business Park | OS-CH-Conservation Habitat |
| LDL-Low Density Residential | CO-Commercial Office | OS-R-Open Space Recreation |
| MDR-Medium Density Residential | CR-Commercial Retail | RM-Rural Mountainous |
| MHDR-Medium High Density Residential | LI-Light Industrial | |

Key Considerations

- Large vacant area, primarily owned by two entities
- Proximity to City's most active commercial area
- Proximity to freeway access
- Adjacent to higher density residential zones
- Ⓐ Inland Valley Medical Center

What Uses should be encouraged here?



CONCEPT A: COMMERCIAL CENTER

Continue to prioritize commercial uses while precluding residential uses.

(152) 60%

(number of votes)



CONCEPT B: MIXED USE

Allow for a mix of residential and commercial uses, possibly including a residential planned development.

(77) 30%

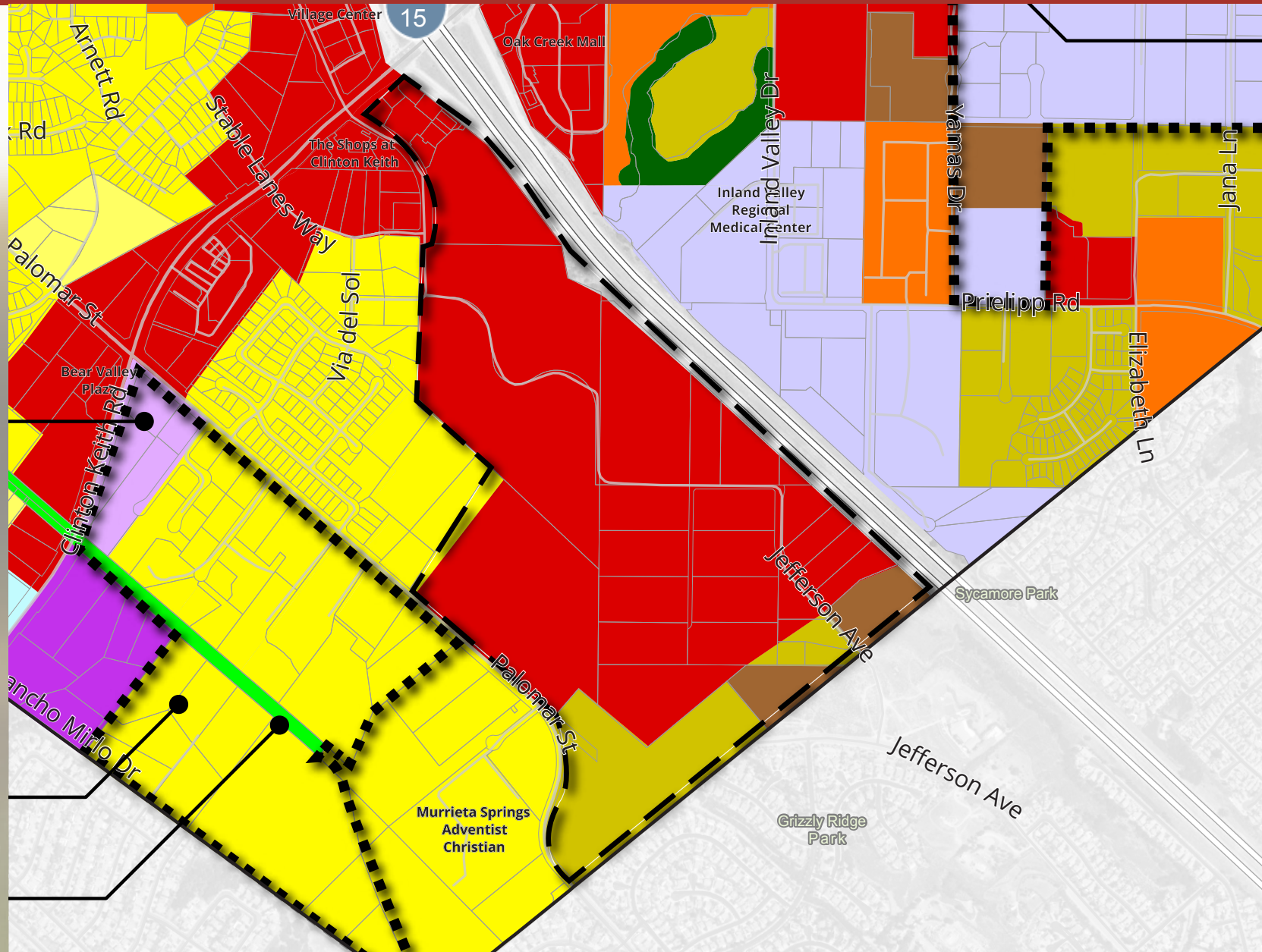
(number of votes)

OTHER THOUGHTS OR IDEAS

(25) 10%

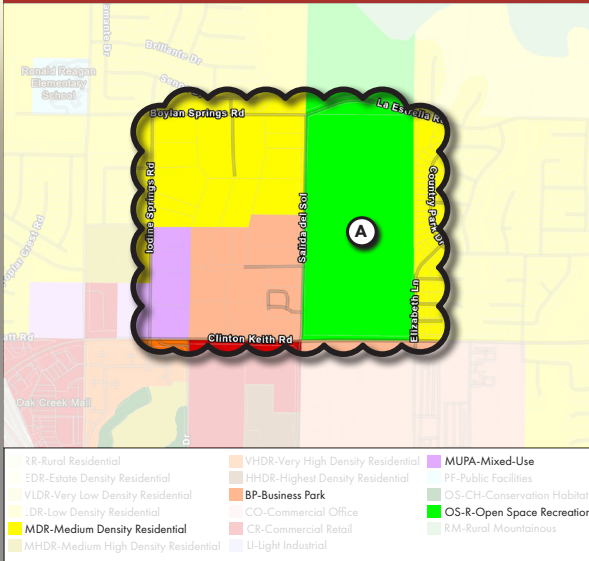
(number of votes)

FOCUS AREA 8: PROPOSED



FOCUS AREA 8

Current General Plan Land Use



Key Considerations

- Large Vacant Land
- (A) Adjacent to future Mount San Jacinto College (MSJC) site
- Plans for 'Regenerative Agriculture' research and development

What Uses should be encouraged here?



CONCEPT A: INDUSTRIAL FLEX

Allow for light industrial uses, small scale manufacturing and supporting retail services like breweries.

(168) 67%

(number of votes)



CONCEPT B: TRADITIONAL OFFICE

Allow for more traditional office type uses.

(46) 18%

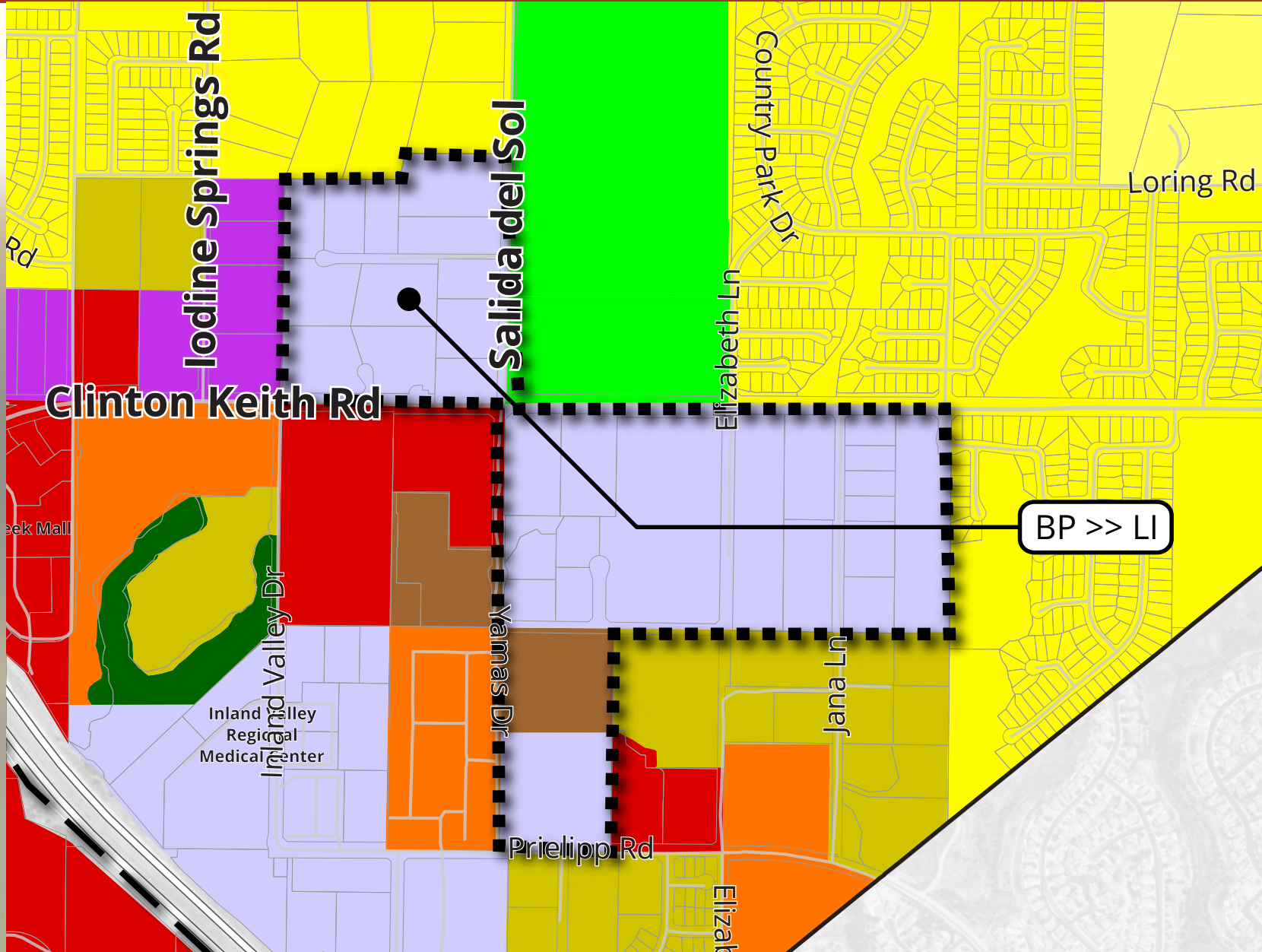
(number of votes)

OTHER THOUGHTS OR IDEAS

(37) 15%

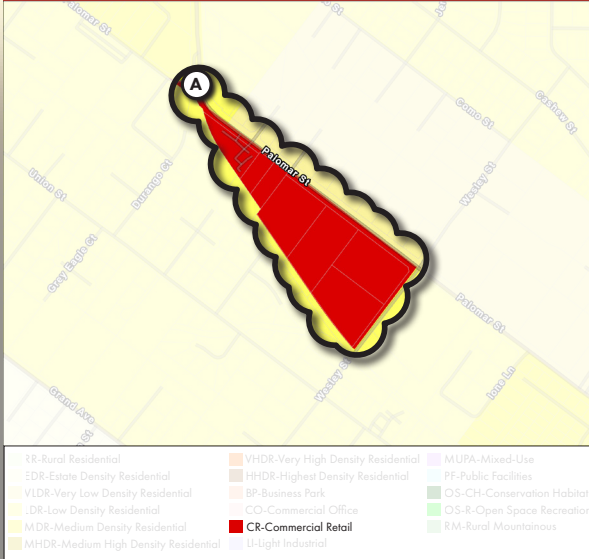
(number of votes)

FOCUS AREA 8: PROPOSED



FOCUS AREA 9

Current General Plan Land Use



Key Considerations

- Ⓐ Existing commercial uses at north end of focus area (U-haul, Round Up Liquor & Grocery, Gas Station)
- Rest of area is currently vacant
- Surrounded by single family homes

What Uses should be encouraged here?



CONCEPT A: RESIDENTIAL

Preserve existing commercial and allow residential uses consistent with surrounding residential uses.

(125) 48%

(number of votes)



CONCEPT B: COMMERCIAL

Continue to allow commercial uses throughout the area, while precluding residential.

(100) 39%

(number of votes)

OTHER THOUGHTS OR IDEAS

(34) 13%

(number of votes)

FOCUS AREA 9: PROPOSED

