

1 SUMMARY

Under California Law (Government Code Section 65450 et seq.), cities and counties may use Specific Plans to develop policies, programs, and regulations to implement the jurisdiction's adopted General Plan for specified areas. This document explains how the Woodglen Specific Plan contributes to the implementation of the Modesto Urban Area General Plan.

1.1 Location

The Woodglen plan area is located adjacent to the northern city limits of the City of Modesto, within Stanislaus County, in the San Joaquin Valley of California. The plan area is located within Modesto's Sphere of Influence, and within the Kiernan-Carver Comprehensive Planning District (CPD), as designated in the Modesto Urban Area General Plan. The plan area is bounded by Pelandale Avenue on the south, Carver Road on the west, Bangs Avenue on the north, and Tully Road on the east.

1.2 Proposed Land Uses

Woodglen is a comprehensively-planned residential development on approximately 72 gross acres in the Kiernan-Carver CPD. The Urban Area General Plan provides for an overall density of up to 7.5 units per acre within the Kiernan-Carver CPD. The Woodglen development program yields an average maximum density of 7.4 units per gross acre, comprised of up to 353 single-family units on lots ranging from 3,000 to 10,000 square feet and 180 multi-family units, providing for a range of household income levels and lifestyles. The plan also includes public open space and an active open space area for recreational amenities for its residents. (See Figure 3-1: Land Use Diagram and Table 3-1: Land Use Program.)

1.2.1 Residential Density and Pattern

The development is arranged around a central, internal open space system and linked to surrounding land uses.

The single-family or Low-density Residential (LDR) land use area has an average density of 6.4 units per gross acre and includes a variety of lot sizes ranging from 3,000 sf to 10,000 sf. LDR lots less than 5,000 sf in size will comply with the Modesto Small-Lot Single-Family Residential Development Guidelines. Lotting pattern and density will be finalized by the Tentative Subdivision Map process.

The multi-family or Medium-High-Density Residential (MHDR) land use area, located along Tully Road, consists of apartments, condominiums, and/or townhomes with a density range of 22-29 units per gross acre. Multi-family development will comply with the Modesto Multi-Family Residential Design Guidelines.

1.2.2 Open Space

A dual-function, open space/infiltration basin and active recreation area occupies 9.2 acres of the 72 acre site.

1.3 Streets

The plan area is bounded by four public rights-of-way, Pelandale Avenue, Tully Road, Bangs Avenue and Carver Road. Access to Tully and Carver Roads is provided via a one-way parkway running the length of the plan area along either side of the central open space basin/recreation facility. Local residential streets will generally access the City's larger circulation network via the one-way parkway.

1.4 Infrastructure

Water, sewer, police, and fire services will be provided by the City of Modesto and all plan area storm water drainage will be accommodated on the site with no routine discharges.

1.5 Implementation

Phasing shall proceed in two phases: (1) Single-family residential development, including all off-site roadway improvements, on-site backbone infrastructure and roadways, and the centralized park/basin; and (2) the multi-family (MHDR) residential area and the active open space area. Each phase may include sub-phases to complete build out of infrastructure and roadway improvements (see Figure 9-1: Phasing).

Following annexation to the City of Modesto, development shall occur pursuant to the following: (a) the Woodglen Specific Plan, (b) the Woodglen Facilities Master Plan and Infrastructure Financing Plan, and (c) the mitigation measures identified in the Woodglen Environmental Impact Report.

1.6 Summary of Plan Preparation Process

Figure 1-1: Entitlement Process is a chart showing the steps undertaken to prepare this Specific Plan. The process mirrors the 22-step process outlined in Modesto's Specific Plan Procedures and Preparation Guide (October 2004). It illustrates a workflow regarding the preparation of the Specific Plan and a related workflow regarding the preparation of the environmental review document (EIR). The process is highly interactive and relies on a collaborative process among City Staff, its consultants, and the Fitzpatrick Land Development, LLC. team. It culminates with recommendations from the Modesto Planning Commission to the City Council regarding its certification of the EIR, adoption of the Specific Plan - including the Facilities Master Plan, Infrastructure Financing Plan, and the formation of the project's Community Facilities District – and initiation of the annexation that the Local Area Formation Commission acts upon.

Figure 1-1: Entitlement Process

