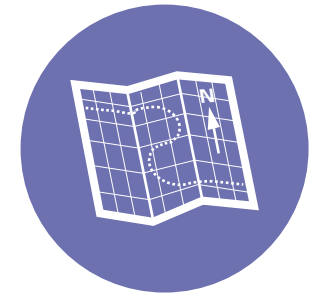


LAND USE

VISION STATEMENT

We envision San Marcos as a community with balanced and diverse land uses that expand our lifestyle choices while protecting and enriching our historical, cultural and natural resources.



GOALS & OBJECTIVES

GOAL 1

DIRECT GROWTH, COMPATIBLE WITH SURROUNDING USES

Objectives:

- Update** Future Land Use Map that is based on the development intensities specified in the preferred scenario
- Update** Annexation/ETJ Management Plan
- Create** a Sustainability Plan to identify affordable and realistic sustainability practices to be encouraged
- Replace** the Land Development Code with an updated document to support preferred scenario
- Align** infrastructure plans to achieve preferred scenario

GOAL 2

HIGH-DENSITY MIXED-USE DEVELOPMENT AND INFRASTRUCTURE IN THE ACTIVITY NODES AND INTENSITY ZONES, INCLUDING THE DOWNTOWN AREA SUPPORTING WALKABILITY AND INTEGRATED TRANSIT CORRIDORS

Objectives:

Develop a parking plan in downtown, and other activity nodes, that supports the preferred scenario and implement incentives such as parking reductions for mixed-use developments near transit or employment centers

Require all developments dedicate adequate right-of-way to accommodate all modes of transportation

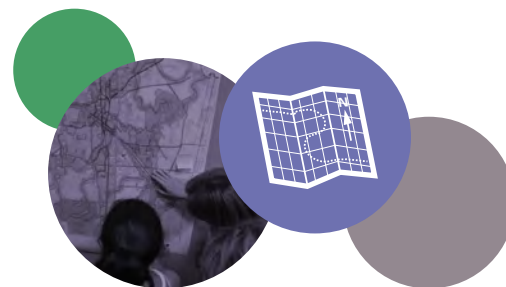
Implement a complete economic development strategy for downtown

Review and update the Downtown Master Plan

Create a fiscal impact model to quantify the costs and benefits of incentives

Maintain a current Thoroughfare Plan in order to preserve necessary right-of-way

Set aside areas for high quality public spaces during the development process



GOAL 3

SET APPROPRIATE DENSITY AND IMPERVIOUS COVER LIMITATIONS IN THE ENVIRONMENTALLY SENSITIVE AREAS TO AVOID ADVERSE IMPACTS ON THE WATER SUPPLY

Objectives:

Create specifications for the use of pervious materials

Implement rain water retention and storm water Best Management Practices

Track and monitor pervious cover at the watershed level

Adopt a Water Quality Model that will ensure water quality standards are met and to minimize water degradation

Adopt scientific standards for development in environmentally sensitive areas