

I. Introduction

Purpose

As part of its long term strategy to enhance the city's western gateway along Yuccaipa Boulevard, the City of Yuccaipa has developed a College Village Overlay District to guide development of approximately 50 acres of vacant unimproved land along the north side of Yuccaipa Boulevard between 14th and 16th Streets. This area is identified in the City's Updated General plan as one of Yuccaipa's key development opportunity sites. Since 2000, the City and its partners have invested more than \$50 million in interchange improvements, roadway improvements, flood control channels, sidewalks/bicycle routes, and water and sewer lines in the western portion of the City, including in and around Dunlap Acres. The City's financial investments, coupled with the College Village, are intended to improve the City's western gateway, the local economy, and community at large. The Overlay District lays out a long-term design and development strategy for the College Village that allows for a unique type and style of development in Yuccaipa not seen elsewhere in the community. Additionally, the overlay district is a key tool to implement land use and transportation policy that is consistent with and supports the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS).

Goals and Objectives

The purpose of this Overlay District is to provide land use and development standards and regulations that implement the goals and policies of the Yuccaipa General Plan and other similar long-range planning documents. The goal of the College Village Overlay District is to encourage the development of a vibrant, pedestrian-friendly college village that offers a range of housing and nonresidential opportunities, including commercial, public, and institutional uses, to serve the diverse needs of the college, Yuccaipa community, and the region. The Overlay District envisions approximately 248,500 square feet of nonresidential development and 418 residential units (396 attached and 22 detached).