

# Land Use Study Areas



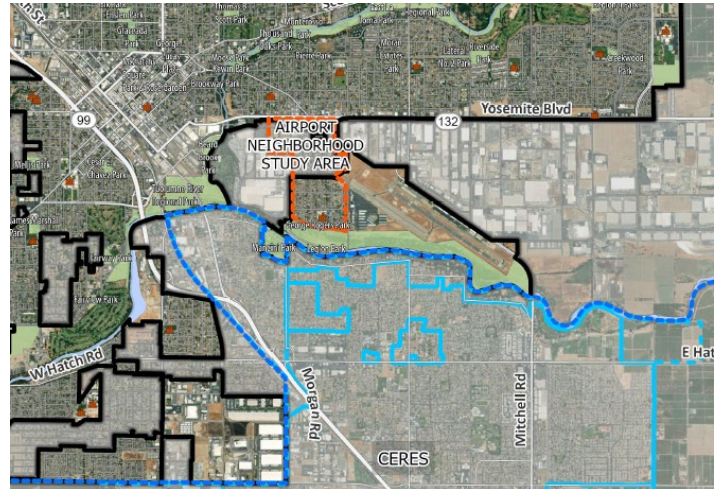
## Airport Neighborhood Study Area

### Existing Land Uses

Residential, Commercial, Industrial  
Planned for Residential and Commercial

### Land Use Considerations

Proximity to airport and surrounding industrial uses  
Mix of incorporated and unincorporated land  
Abandoned buildings and vacant properties  
Public health: food and health care access, air quality



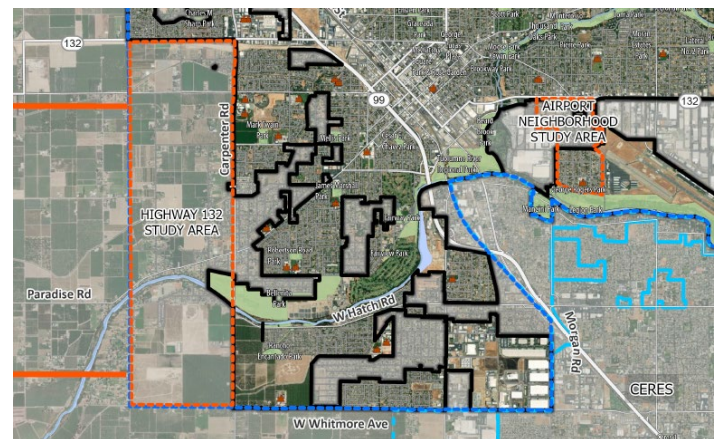
## Highway 132 Study Area

### Existing Land Uses

Residential, Commercial, Industrial, Agricultural  
Planned for Business Park and Village Residential

### Land Use Considerations

Highway 132 realignment  
Opportunities for economic development and housing  
Location of previous landfill  
Portions of undevelopable land  
Water quality concerns



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## Kiernan-Carver Study Area

### Existing Land Uses

Commercial, Industrial, Agricultural, Vacant

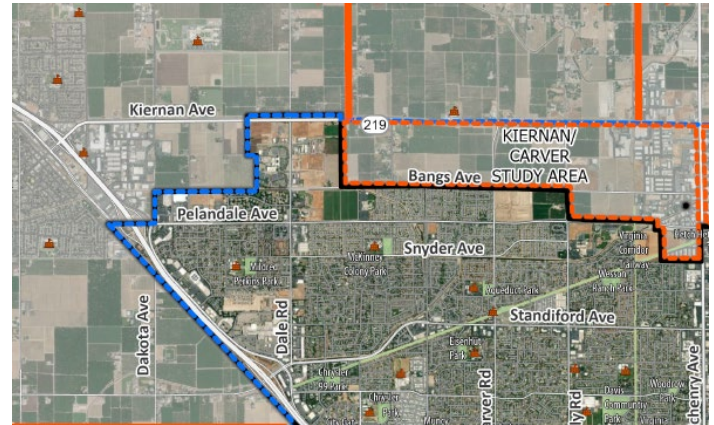
Planned for Business Park, Business-Commercial-Residential, Regional Commercial, Mixed-Use

### Land Use Considerations

Opportunities for residential development and non-residential expansion/economic development

Carver Bangs Specific Plan

Kaiser Permanente Medical Center



## Northeast Modesto Study Area

### Existing Land Uses

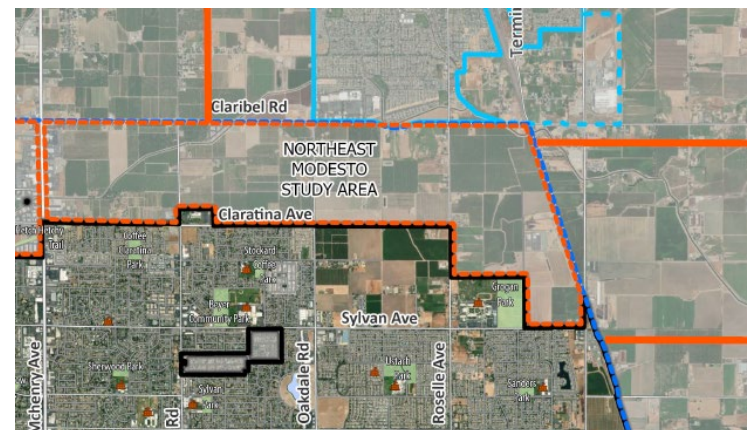
Residential, Agricultural, Public, Vacant

Planned for Village Residential, Regional Commercial, and Business-Commercial-Residential

### Land Use Considerations

Regional access opportunities

Surrounding development projects: Village One, North Beyer Park, Coffee-Claratina Specific Plans



# Land Use Study Areas

## Northern Study Area

### Existing Land Uses

Residential, Agricultural

### Land Use Considerations

Outside current city growth boundary

Existing City water services

Known developer interest

Possible expansion of the City of Riverbank's current city growth boundary, including the River Walk project



## Western Study Area

### Existing Land Uses

Residential, Agricultural

Established communities (Wood Colony and Salida)

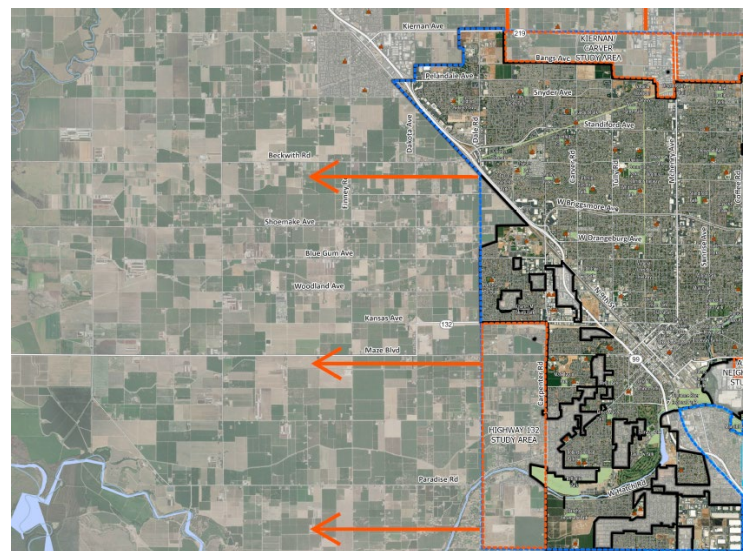
### Land Use Considerations

Outside current city growth boundary

Potential stormwater challenges and water quality concerns

Road capacity

Standiford Highway 99 interchange upgrade



# Land Use Study Areas

## Eastern Study Area

### Existing Land Uses

Residential, Agricultural

### Land Use Considerations

Outside current city growth boundary

Potential utilities capacity issues

Distance from highway

Little known developer interest

