

Attachment #3 Hiatt Creek/Sunset Ranch Land Area and Density Analysis

South Meadows Area Specific Plan

Hiatt Creek/Sunset Ranch Land Area and Density Comparison Analysis

July 17, 2025

Mixed Use	Current SMASP #3	Density	HC/SR Amendment #4	Density
Retail/Office/Commercial:	0.00	0.00	0.00	0.00
Commercial:	0.00	0.00	0.00	0.00
Village Center:	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
Residential High Density				
15 DU/AC:	0.00	0.00	30.17	452.55
10 DU/AC:	19.30	193.00	0.00	0.00
	19.30	193.00	30.17	452.55
Residential Medium Density				
8 DU/AC:	0.00	0.00	61.43	491.44
6 DU/AC:	8.59	51.54	0.00	0.00
5 DU/AC:	0.00	0.00	0.00	0.00
	8.59	51.54	61.43	491.44
Residential Low Density				
4 DU/AC:	25.81	103.24	0.00	0.00
3 DU/AC:	57.28	171.84	0.00	0.00
2 DU/AC:	0.00	0.00	0.00	0.00
1 DU/AC:	0.00	0.00	0.00	0.00
	83.09	275.08	0.00	0.00
Residential Executive Housing				
2.5 DU/AC:	0.00	0.00	0.00	0.00
5 DU/AC:	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
Senior Housing				
8 DU/AC:	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
COMMUNITY				
School:	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
Parks/Open Space:	0	0.00	19.38	0
Usable Open Space:	15.01	0.00	15.01	
	15.01	0.00	34.39	0.00
Total Acreage Density:	125.99	519.62	125.99	943.99