

# **COSV Land Use Scenario Maps**

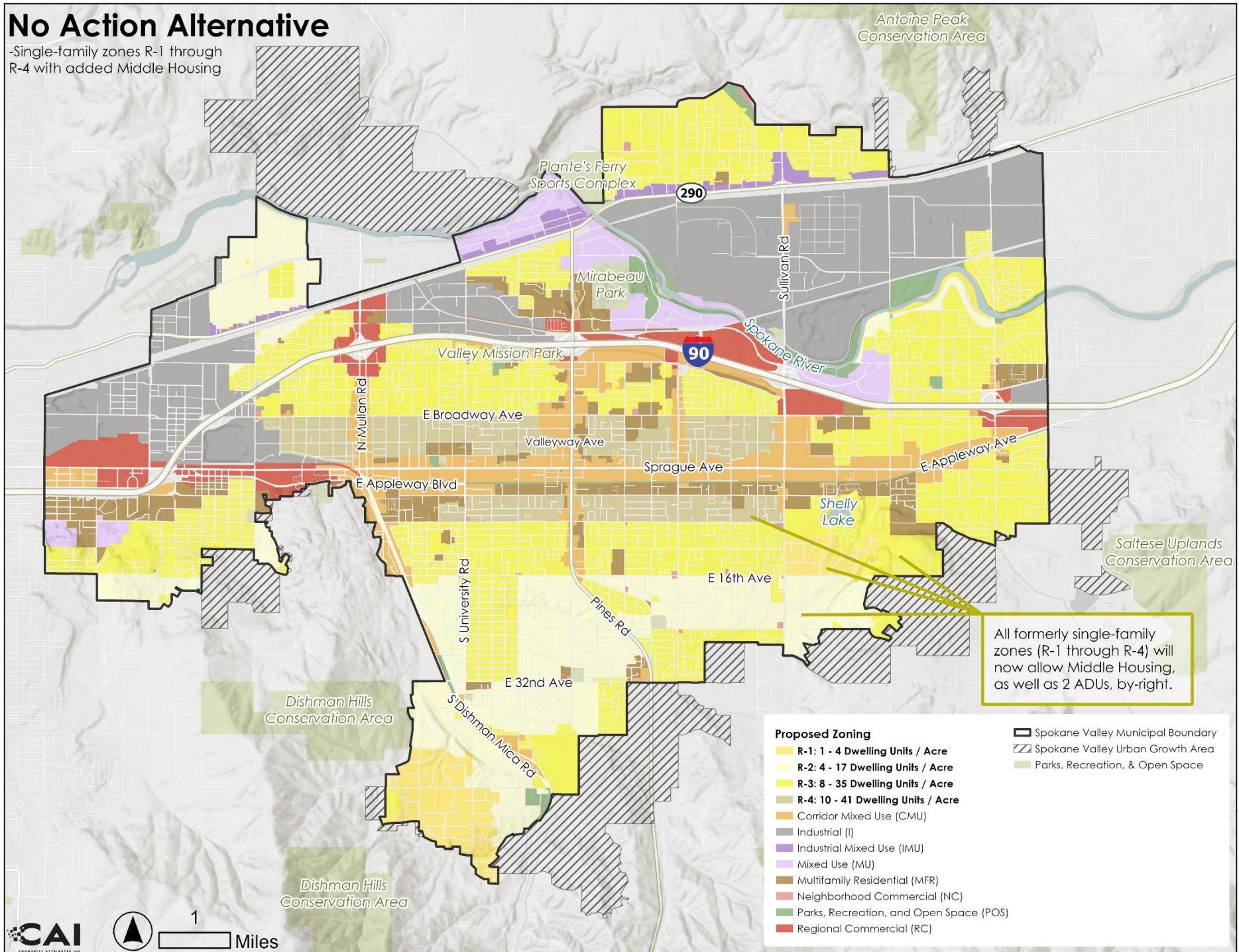
**For City Council 12/16/2025**

*Submitted by CAI on December 11, 2025*



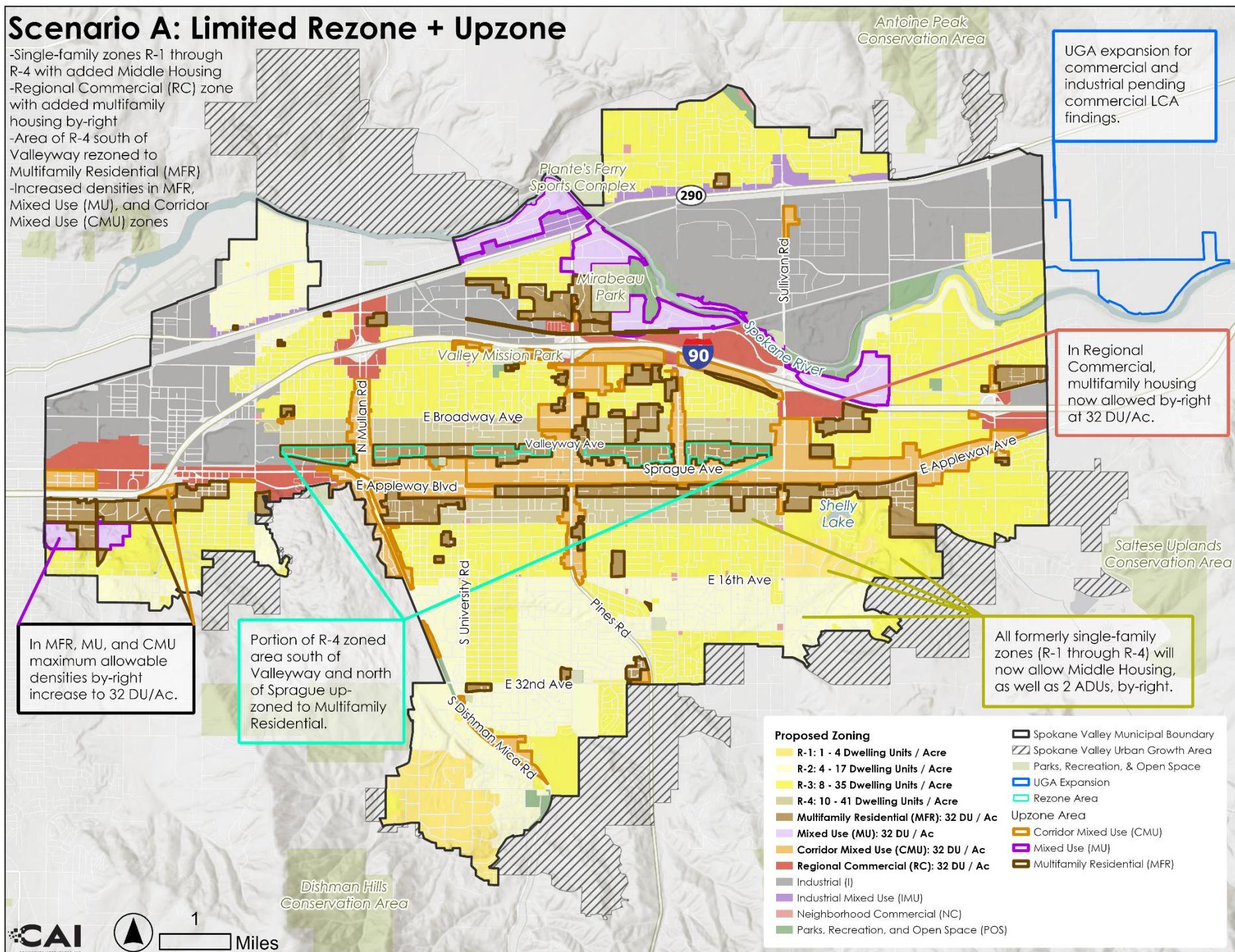
## No Action Alternative

-Single-family zones R-1 through R-4 with added Middle Housing



## Scenario A: Limited Rezone + Upzone

- Single-family zones R-1 through R-4 with added Middle Housing
- Regional Commercial (RC) zone with added multifamily housing by-right
- Area of R-4 south of Valleyway rezoned to Multifamily Residential (MFR)
- Increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones



## Scenario B: No Rezone, Stronger Upzone

- Single-family zones R-1 through R-4 with added Middle Housing
- Regional Commercial (RC) zone with added multifamily housing by-right
- No rezone of R-4 to
- Multifamily Residential (MFR)
- Higher increased densities in MFR, Mixed Use (MU), and Corridor Mixed Use (CMU) zones

