

## Estate Rancho

### Intent and Purpose

The Estate Rancho designation accommodates low intensity residential development in an estate or low-density suburban format. These areas are generally located on the outside edges of the City of Coachella and serve as a transition zone between more dense residential areas and the rural and agricultural landscape surrounding the city.

### Intended Physical Character

Estate Rancho areas are predominantly single-family homes with large lots, landscaped yards, and large separation between homes, typical of estate development patterns. The homes can be designed as individual lots or as small subdivisions of single-family homes. These areas should be designed to be neighborhoods, rather than a series of disconnected houses or small subdivisions.

### Allowed Land Uses

Residential primarily, except for home occupations, and uses accessory to agricultural cultivation.

### Development Intensity

DU/AC = 1.0 - 2.2 DU/AC

FAR = n/a

### Network and Connectivity

“Blocks” defined by public roads through this suburban environment are relatively large but still allow for connectivity and walkability. Curvilinear streets are acceptable so long as there is connectivity between blocks and subdivisions. While the standards are flexible, block lengths should be between 400 and 800 feet with a maximum block perimeter of approximately 3600 feet. All roads should be public and gated subdivisions are prohibited. Some dead-end roads may be warranted to preserve existing topography and/or natural environment or due to pre-existing parcel configurations or development patterns.

### Street Design

Streets accessing these properties are semi-rural in character, with the following characteristics:

1. Residential streets should be as narrow as practical to encourage slow, safe driving speeds.
2. Sidewalks are not required but streets should be designed to ensure a safe and comfortable pedestrian environment. This can occur with sidewalks, gravel paths adjacent to streets or off-street trails.
3. Open drainage swales (ditches) are allowed in lieu of curb and gutter improvements.
4. Street trees are encouraged to enhance the naturalistic character of the area.
5. Streetlights are encouraged in areas at the higher range of the density allowed for the areas but are not required.

### Parks and Open Space

1. Neighborhood Parks and Mini Parks, such as tot-lots, are required on-site as part of larger

development projects (greater than 20 units).

2. Parks should be located throughout the neighborhoods so that no resident is more than ½ mile from a park.
3. Community Parks may be located throughout these areas.
4. Areas should be connected to the urban parts of the community through multi-use trails and greenways.
5. Nature, as exemplified by agriculture and open space, is acceptable, as well, when resource conservation is a priority at a given site.

#### Rural Form Guidelines

1. Parcels are relatively large and vary between 20,000 square feet and 1 acre, resulting in relatively low building coverage (generally less than 25 percent) for more estate development patterns. Parcels may be smaller in rural cluster development (where parcels are smaller and clustered in order to preserve large open space areas for common use, public use and/or natural preservation).
2. Buildings are generally set back from roads with deep front, side and rear setbacks to maintain the estate character.
3. Buildings are limited to single family houses, accessory second units and sheds. Barns are allowed if agricultural uses are on the property.
4. Building heights are generally one to two stories and in some cases 2 ½ stories.

Table 4-1: General Plan Designations Summary

	RANCHOS			NEIGHBORHOODS			CENTERS			DISTRICTS			
	AGRICULTURAL	RURAL	ESTATE RANCHO	SUBURBAN NEIGHBORHOOD	GENERAL NEIGHBORHOOD	URBAN NEIGHBORHOOD	NEIGHBORHOOD CENTER	DOWNTOWN CENTER	URBAN EMPLOYMENT CENTER	SUBURBAN RETAIL DISTRICT	REGIONAL RETAIL DISTRICT	INDUSTRIAL DISTRICT	RESORT
DEVELOPMENT CHARACTERISTICS													
DU/AC (RANGE AND AVERAGE)* (Density varies depending on building type)	1 DU per 40 acres	1 DU/2.5 acres to 1 DU/ac	1 DU/ac to 2.2 DU/ac	2 – 8 DU/ac with 5 DU/ac average for new projects	7-25 DU/ac with 12 DU/ac average for new projects	20 – 35 DU/ac with 30 average for new projects	15-40 DU/ac	20 - 65 DU/ac	30-65 DU/ac	n/a	10-15 DU/ac	n/a	Up to 8 DU/ac
FAR	0.01	n/a	n/a	n/a	n/a	0.5	0.5 – 1.5	0.5 – 2.0	0.5 – 2.0	0.35 – 1.0	0.35 – 2.0	0.1 – 2.0	0.1 max
STREET DESIGN, NETWORK AND CONNECTIVITY													
BLOCK PERIMETER Note: exceptions apply for natural and man-made barriers	n/a	n/a	3600 ft. max	3200 ft. max	2400 ft. max	2400 ft. max	1600 ft. max	2000 ft. max	2400 ft. max	3200 ft. max	4000 ft. max	4,800 ft. max	n/a
BLOCK LENGTHS (DESIRED) Note: exceptions apply for natural and man-made barriers	n/a	n/a	400-800 ft.	400-500 ft.	400-500 ft.	400-500 ft.	400-500 ft.	300-500 ft.	300-500 ft.	Up to 1000 ft.	Up to 1000 ft.	Up to 1200 ft.	n/a
EXTERNAL CONNECTIVITY (project or neighborhood boundary)	n/a	¼ mi. min	1000'	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 800 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 600 ft.	Min 1 connection every 800 ft.	Min 1 connection every 1000 ft.	Min 1 connection every 1200 ft.	Min 1 connection every ¼ mi.
GATED RESIDENTIAL AREAS	--	Y	--	--	--	--	--	--	--	n/a	n/a	n/a	Y
PARKS AND OPEN SPACE													
MINI PARK	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
NEIGHBORHOOD PARK	--	Y	Y	Y	Y	Y	--	Y	--	--	--	Y	--
COMMUNITY PARK	Y	Y	Y	Y	Y	--	--	--	--	--	Y	--	Y
PLAZA/GREEN	--	--	Y	Y	Y	Y	Y	Y	Y	Y	Y	--	--
GREENWAY/PARKWAY	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
SPECIAL USE	--	--	Y	Y	Y	--	--	--	--	--	--	--	--
NATURE/OPEN SPACE	Y	Y	Y	Y	Y	--	--	--	Y	--	--	--	Y
LINEAR PARK	--	Y	Y	Y	Y	--	--	--	--	--	--	--	Y

\* See additional density restrictions and potential development regulations for new residential developments near airport (Policies 10.4 and 10.8).

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4. As feasible, construct multi-use trails along the Coachella Canal either inside, or adjacent to, this subarea.
5. Final designation mix should be:
  - Ten to 40 percent Agricultural Rancho
  - Up to 100 percent Rural Rancho
  - 25 to 100 percent Open Space

## GOALS AND POLICIES

**Goal 1. Development Regulations. A land development and regulatory system that reinforces the City’s desire to grow from a small town to a medium sized city in a sustainable and orderly manner.**

### Policies

- 1.1 City limits.** Establish and maintain a city limit for Coachella that allows for a realistic amount of future growth.
- ~~1.2 Annexation. Allow the annexation of new land into the City when at least 60 percent of the land within the city limits is built with urban uses or permanently preserved open space.~~
- 1.23 Sphere of influence.** Establish and maintain a Sphere of Influence that identifies the long-term growth plans of the City. The Sphere of Influence may encompass an area that accommodates more growth than the time horizon of the General Plan.
- 1.34 Planning area.** Establish and maintain a Planning Area that allows Coachella to communicate to adjacent jurisdictions about potential the impact of Growth on the City.
- 1.45 Subareas.** Establish and utilize a system of subareas to efficiently plan and manage the City’s growth. Each area of the City and Sphere of Influence shall be included in a subarea. All development and policy decisions shall conform to the vision and policies for that planning area, in addition to the citywide goals and policies. See Figure 3-24 for a map of the City’s subareas.
- 1.56 General plan designations.** Establish and maintain a system of General Plan designations that:
  - Provides flexibility for land developers to determine the best use of their land within the bounds of the vision for the subarea, particularly in undeveloped areas of the City.
  - Regulates the form and character of new development to ensure the development that does occur is complete with a diversity of uses so residents don’t have to drive long distances to access goods and services, connected to the Downtown and other parts of the City via multiple modes of transportation, and compact so that areas are walkable and pedestrian-friendly. The exception to the above shall be Resort developments which may be developed as isolated projects separate from the rest of the City.
  - Uses the development process to enhance the charterer and identity of Coachella.

- 1.67 **Specific Plans.** Utilize specific plans as strategic entitlement tools when considering unique projects that bring exceptional value to the community. Periodically review existing, un-built specific plans for relevance and the potential for needed updates.

**Goal 2. Growth and Development. The successful transformation of Coachella from a small town into a medium-sized, full-service City that is a major economic center for the Coachella Valley.**

**Policies**

- 2.1 **Population and employment growth.** Allow the City to grow from its current population of approximately 40,000 and 5,800 jobs to a maximum of 135,000 and 32,000 jobs by 2035.
- 2.2 **Character and identity.** Strive to maintain Coachella’s existing small-town character, identity and cultural diversity as development occurs in the future.
- 2.3 **Urban design as identity.** Recognize the City can differentiate itself from other Coachella Valley cities through urban design practices such as the development of complete neighborhoods, preservation of agriculture and open space, pedestrian-oriented design and sustainable development practices.
- 2.4 **Natural context.** Retain the City’s natural infrastructure and visual character derived from topography, farmlands and waterway corridors.
- 2.5 **High quality construction and architecture.** Require high-quality and long-lasting building materials on all new development projects in the City. Encourage innovative and quality architecture in the City with all new public and private projects.
- 2.6 **Architectural diversity.** A diversity of architectural styles is encouraged, particularly those that have their roots in the heritage of Southern California and the Desert Southwest.
- 2.7 **Climate-appropriate design.** Require architecture, building materials and landscape design to respect and relate to the local climate, topography, history, and building practices.
- 2.8 **Growth and development evaluation.** Every five years, review and adjust, as needed, the General Plan’s population and employment capacities to meet changes in economic and demographic conditions.
- 2.9 **Infill development.** Promote and provide development incentives for infill development and redevelopment of existing properties.
- 2.10 **Contiguous development pattern.** Encourage and incentivize development to occur contiguous to, or proximate to, existing built areas to facilitate delivery of City services and minimize “leapfrog” development not connected to existing urbanized areas.
- 2.11 **New growth.** Continue to plan for future expansion and new growth on previously undeveloped areas.
- 2.12 **High priority development areas.** Identify subareas 5, 6, 7, 8, 9, 10, and 11 as Priority Growth Areas to be targeted for growth through City policies and actions and to receive priority for funding, community facilities and services.