

## KMCPU OPPORTUNITIES & CONSTRAINTS MEMO

The purpose of the Opportunities and Constraints graphic is to highlight areas for continued discussion and analysis in the Community Plan Update process. The graphic does not represent specific recommendations for land use and development. The figure highlights three major community features that impose site constraints on development opportunities.

1. Aviation operations at Montgomery-Gibbs Airport generate noise and potential safety impacts on surrounding areas. Airport compatibility policies limit or avoid new land uses that are sensitive to aircraft noise, minimize concentrations of people, and ensure that tall structures and other uses of land do not cause hazards to aircraft.
2. Contiguous areas of Prime Industrial Land (PIL) east of SR-163 along Ruffin Road and Balboa Avenue limit development potential for non-industrial or non-supportive uses in surrounding areas. The City's PIL policy seeks to maintain or expand industrial land use designations, preserve or apply strict industrial zoning, and limit public assembly and sensitive receptor uses. The graphic shows a 500-foot buffer around Kearny Mesa's PIL to indicate areas where adjacency to industry could create compatibility issues.
3. Naturalized slope and canyon areas on the east side of the planning area and sensitive habitat areas along the northern side of the community just south of SR-52 also restrict development opportunities.

Areas of potential transition with limitations, as identified by the graphic, indicate areas where design and mobility strategies are appropriate but changes in land use and intensity may be less dramatic to maintain compatibility with the development constraints associated with nearby existing uses.

### OPPORTUNITY AREAS

Based on analysis and Sub-Committee input gathered, the graphic shows five Opportunity Areas. Potential Community Plan strategies will explore opportunities to refine or protect existing land uses, build on economic opportunities, enhance sense of place and urban design character, improve connectivity, and expand transit and active transportation options in line with community goals.

#### **Opportunity Area 1: Clairemont Mesa West**

This opportunity area is characterized primarily by one to two story non-residential development along Clairemont Mesa Boulevard between I-805 and SR-163 and includes one of the Smart Growth Employment Areas identified by SANDAG.

**Opportunity Area 2: Clairemont Mesa East**

A range of non-residential development facing Clairemont Mesa Boulevard between SR-163 and Ruffin Road characterizes this opportunity area. This area is adjacent to and could build on the second Smart Growth Employment Area, as identified by SANDAG, and leverage future planned transit improvements.

**Opportunity Area 3: Convoy Corridor**

This opportunity area focuses on the existing Pan Asian district along Convoy Street and features sub-areas to reflect varying land use conditions and development opportunities along the corridor.

**Opportunity Area 4: Prime Industrial Land**

This area is defined by the Prime Industrial Land uses, as identified by the City and offers opportunities to build on the economic and employment strength of contiguous industrial areas.

**Opportunity Area 5: Aero Drive**

This area is south of Aero Drive between the airport and the adjacent Serra Mesa community. This opportunity area could build on existing residential development to create a more cohesive, neighborhood character.