

General Plan Conformity

The City of Tracy General Plan includes multiple policies related to encouraging connectivity between neighborhoods and discouraging gated communities. The following is a summary of the most relevant policies:

Community Character Element – Objective CC-2.2 – Policies P5 and P6 (page 3-18)

- P5. Streets shall be continuous within and between Neighborhoods, including those that are built by different developers or builders.
- P6. New development projects shall not be gated communities or constructed with walls surrounding individual projects (i.e. a single developer or builder). Gated communities and walls should only be allowed on a case by case basis and will generally be considered only for projects such as “estate” developments where the minimum lot size is at least 1 acre or in housing with specialized clientele such as senior citizens.

Circulation Element – Objective CIR-1.2 – Policies P1, P2, P3, P4, and P5 (page 5-24)

- P1. Reads in part: The City shall ensure that the street system results in a high level of connectivity, especially between residences and common local destinations, such as schools, Village Centers, retail areas and parks.
- P2. The City shall implement a connected street pattern with multiple route options for vehicles, bikes and pedestrians.
- P3. New development shall be designed to provide vehicular, bicycle and pedestrian connections with adjacent developments.
- P4. The City should develop residential street alignments and designs that provide connectivity while discouraging high-speed cut-through traffic.

Circulation Element – Objective CIR-1.6 – Policy P2 (page 5-28)

- P2. New development shall implement traffic calming measures where necessary so long as connectivity is not diminished.

Circulation Element – Objective CIR-3.1 – Policy P6 (page 5-32)

- P6. New development shall include pedestrian and bicycle facilities internal to the development and that connect to city-wide facilities, such as parks, schools and recreational corridors, as well as adjacent development and other services.