

Appendix A: Montana-West Street Plan

“Montana-West” is an area encompassing three of Turlock’s seven unincorporated County Islands, including the largest one, comprising approximately 50 acres. Low density residential development is the predominant land use, with a significant number of vacant and/or underutilized parcels.

The lot sizes, development density, and parcel pattern within the County Islands create a significant opportunity for introduction of new streets and parcel subdivisions on a lot-by-lot basis. The illustrative plan shown here would provide an attractive neighborhood street network, adding value and allowing owners to subdivide. The new streets would allow the area to avoid an overabundance of “flag lots” and overuse of existing, substandard streets, while creating a new neighborhood feel. Subdivision of large lots would create opportunities for a denser, more connected neighborhood while retaining the area’s single family character. Improvements to the street and infrastructure system would be financed by the subdivision process. Overall, approximately 200 new single family lots could be created in the County Islands in the Montana-West Master Plan Area.

This lotting plan is meant as an illustrative example that would retain the predominantly single-family character of the area. A strategic plan as described in Chapter 3 should be done to evaluate whether development at this density would support infrastructure improvements meeting City standards. Medium and high-density development may be an appropriate alternative for some sites.

Figure A-1: Illustrative Street and Lot Plan for Montana-West Area

