

University Park Dr. 76-000



# UNSP Update

CITY COUNCIL  
OCTOBER 23, 2025



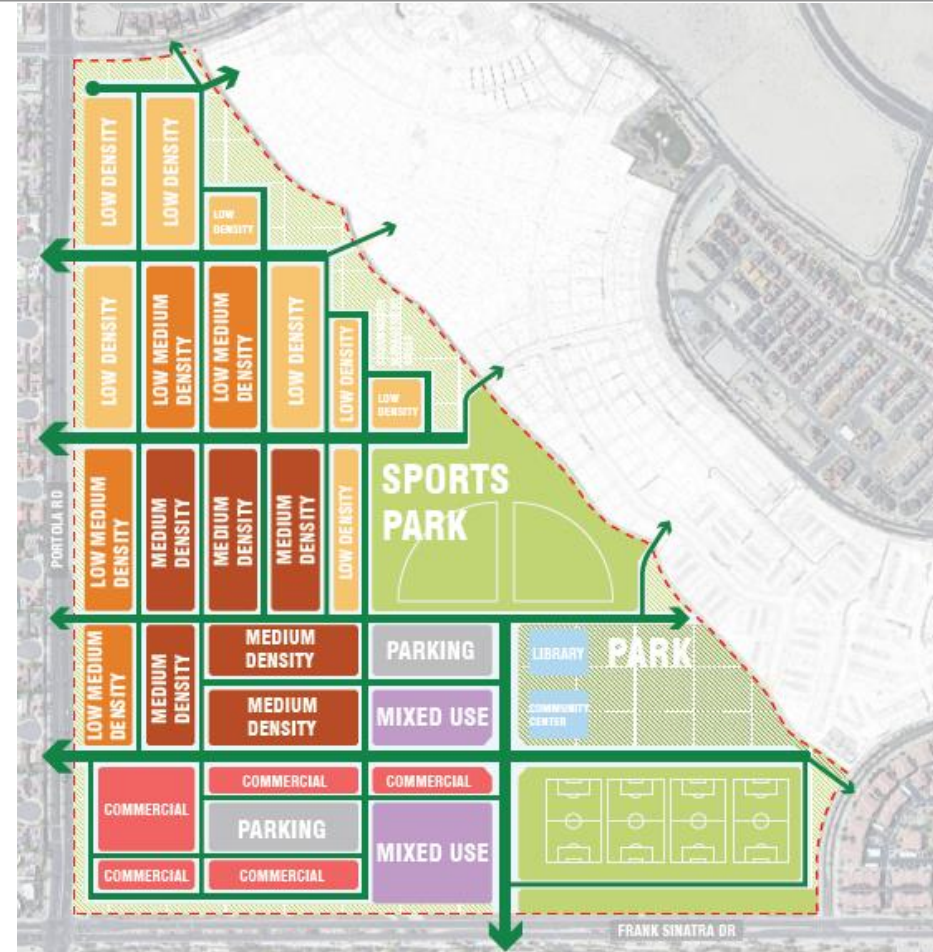
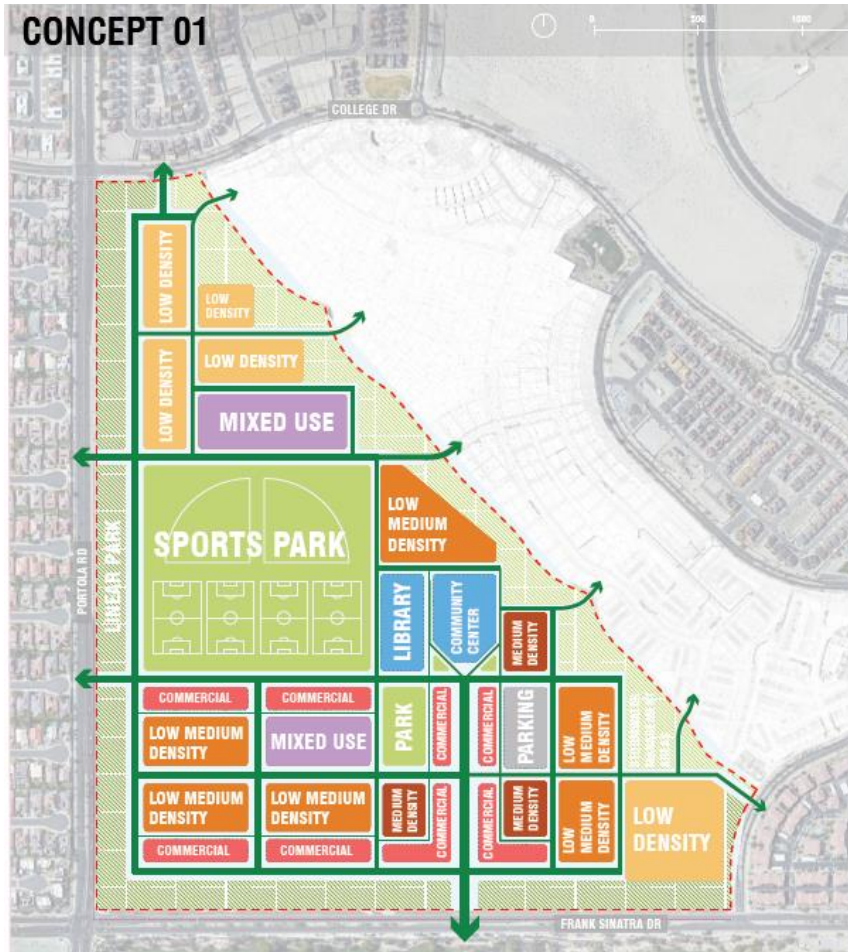
# Background

UNSP, adopted in November 2016, planned for ~400 acres located north of Frank Sinatra and east of Portola, adjacent to the university campuses. Approximately 170 acres are vacant and controlled by the Successor Agency to the Palm Desert Redevelopment Agency (SARDA).

On November 16, 2023, the Council awarded Interwest Consulting Group to update the UNSP and plan future land uses for the remaining 170 acres, including park space, community facilities, residential (including a minimum of 220 affordable units), and commercial uses.



# Public Process





- COMMERCIAL
- MIXED-USE-TOWN CENTER (MUD-TC)
  - Vertical or horizontal mixed use - mixed & dual use
  - or commercial only
- MED.-HIGH DENSITY RES (M-HDR)
  - 35-45 DU/AC
- MED. DENSITY RES (MDR)
  - 25-35 DU/AC
- LOW-MED DENSITY RES (L-MDR)
  - 15-25 DU/AC
- COMMUNITY SERVICES (CS)
- OPEN SPACE-SPORTS PARK (OS-SPA)
- OPEN SPACE-LINEAR PARK
- OPEN SPACE-STORMWATER MANAGEMENT
- COMMERCIAL FRONTAGE REQUIRED

CIRCULATION

- PRIMARY ("BACKBONE") ROADWAY
- SECONDARY ROADWAY
  - deviation permitted
- TERTIARY ROADWAY (not indicated)
  - developer determined - subject to review
- POTENTIAL ROUNDABOUT
- ENHANCED CROSSING

# Final Land Use Plan

Land Use Zone	Approximate Land Use Area (Acres)	Summary Land Use Description	Maximum Residential Yield (DU's)	Maximum Non-Residential Yield (SF)
<b>RESIDENTIAL</b>				
Neighborhood Low (NL)	80.0	4-10 DU's / acre	800	0
Neighborhood Medium (NM)	66.0	10-20 DU's / acre	1,320	0
Neighborhood High (NH)	18.0	20-30 DU's / acre	540	0
<b>MIXED-USE / COMMERCIAL</b>				
Mixed-Use Neighborhood Center (MU-NC)	8.7	professional + medical office	0	118,700
Mixed-Use Town Center (MU-TC)	15.0	max. 35 DUs / acre + commercial shopfronts allowed	525	32,600
General Commercial (GC)	12.3	max. .50 FAR	0	267,800
<b>OTHER</b>				
Public Facility (PF)	4.5	potential community center and/or library / max .35 FAR	0	68,600
Open Space	94.3	22-acre park; parks and water resource management	0	0
Public Right-of-Way	98.3	roadways	0	0
<b>YIELD TOTALS</b>	<b>397.1</b>		<b>3,185</b>	<b>478,800</b>



# Next Steps

- 1) Complete CEQA Review
- 2) Refine draft text
- 3) PC and CC Approval – end of 2025