

ISSUES AND OPPORTUNITIES

Issues

- Villa Park is reaching its build-out capacity. With 98 percent of the City developed and no external Sphere-of-Influence for expansion of City boundaries, the potential for new construction is limited.
- Development in the City of Orange, which surrounds most of Villa Park, could significantly affect established neighborhoods in Villa Park.
- The high cost of land in Villa Park restricts the range of potential development opportunities.
- The previous Land Use Element did not indicate a land use intensity for the Commercial district.
- Limited areas of Villa Park could be adversely affected by flooding during a severe storm.

Opportunities

- Single family housing, the predominant land use, is in good condition throughout the City. With continued maintenance, existing structures should remain in sound condition for the life of this General Plan.
- The City participates in the National Flood Insurance Program.

GOALS AND OBJECTIVES

Goals

- To retain the rural-like residential character of the City as it reaches build-out.
- To encourage the preservation of sound quality single family housing.
- To ensure that all portions of the City are adequately served with essential services, utilities and recreational/open space facilities.
- To maintain a high quality living environment.