



FIGURE III-14



7. Planning Area 4: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 4, as depicted in Figure III-14, provides for development of 13.9 acres devoted to Medium density residential uses. A minimum of 51 dwelling units are planned at a target density of 3.7 du/ac (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 4 shall be provided by local streets via Keller Road and Washington Street.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 4 and adjacent uses to the west.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 4 and adjacent off-site land uses to the east.
- 4) A roadway landscape treatment, as shown on Figures IV-6, is planned along Keller Road.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

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| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |