



FIGURE III-22



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

28. Planning Area 19: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 19, as depicted in Figure III-22, provides for development of 34.5 acres devoted to Medium High density residential uses. A maximum of 143 dwelling units are planned at a target density of 4.1 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 19 shall be provided from Street Pourroy Road and an interior road (Wisteria Loop).
- 2) Minor community entries, as shown of Figure IV-16, are planned at the intersection of Pourroy Road and Wisteria Loop.
- 3) Roadway landscape treatments, as shown on Figure IV-7 is planned along Pourroy Road.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and standards that apply site-wide:

- | | |
|--------------------------------|---|
| 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 |