

42. Planning Area 32: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 32, as depicted in Figure III-29, provides for development of 38.6 acres devoted to Medium density residential uses. A maximum of 143 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

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

c. Planning Standards

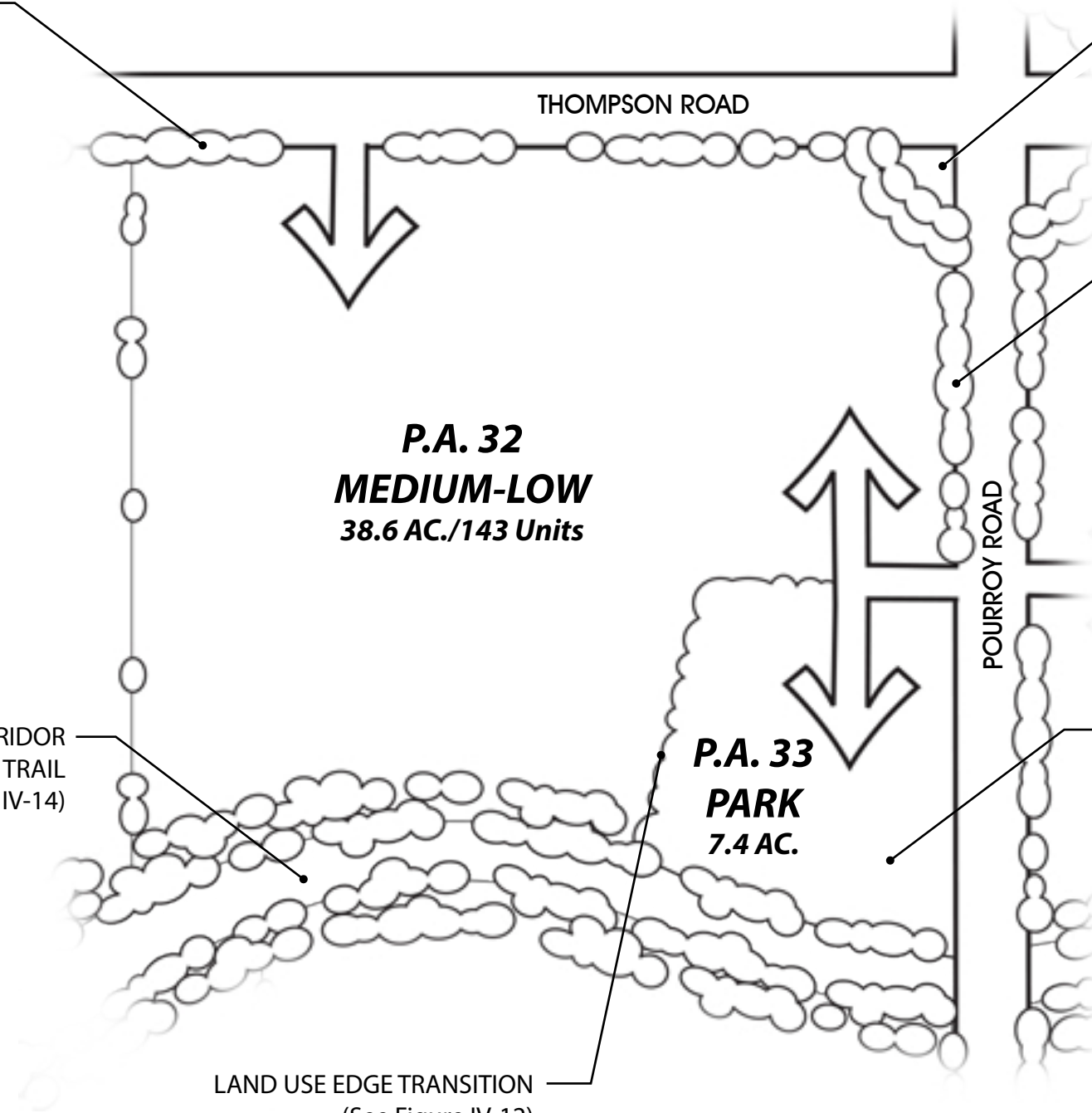
- 1) Primary access to Planning Area 32 shall be provided from Pourroy Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 32 and adjacent park uses in Planning Area 33.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 32 and adjacent uses to the south.
- 5) Roadway landscape treatments, as shown on Figures IV-7, are planned along Thompson Road and Pourroy Road.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) 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.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)



ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

PARK PLAN
(See Figure IV-23)

LAND USE EDGE TRANSITION
(See Figure IV-12)

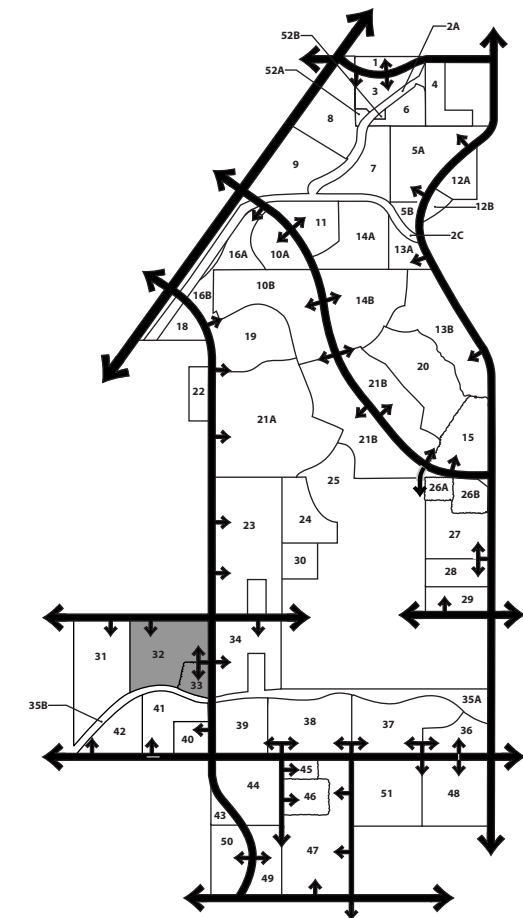


FIGURE III-29



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

43. Planning Area 33: Open Space – Recreation (OS-R)

a. Descriptive Summary

Planning Area 33, as depicted in Figure III-29, provides for the development of 7.4 acres as a Neighborhood Park. Planning Area 33 will be landscaped and will include such amenities as a tot lot/play area, group barbeque and shade structure, picnic areas, tennis and basketball courts and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines.

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 33 shall be provided from Pourroy Road.
- 2) The park plan shall be further delineated as shown on Figure IV-23. Park improvement plans for the 7.4 acre park within this planning area shall be submitted by the developer concurrently with the implementing development plans for Planning Area 31, 32, 34, 41 or 42. At a minimum, the plans shall include walkways, benches, a tot-lot, picnic facilities, parking facilities, and landscaping and irrigation. Any deviation from the provision of the required facilities will be subject to approval by the Planning Department. (The site design and amenities shown on Figure IV-23 are only conceptual in nature and do not necessarily reflect actual layout or the amenities to be provided.) The park shall be constructed and fully operable prior to the issuance of the 95th building permit anywhere within Planning Area 31, 32, 34, 41 and 42.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 33 and adjacent residential land uses in Planning Area 32.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall function as a passive park and provide a landscaped buffer zone between Planning Area 33 and adjacent uses to the south.
- 5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 6) The Master Developer of Planning Areas 31, 32, 34, 41 and 42 shall be responsible for construction of the park in Planning Area 33.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.

8) 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.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan