



FIGURE III-32



**48. Planning Area 37: Medium Density Residential (MDR)**

**a. Descriptive Summary**

Planning Area 37, as depicted in Figure III-32, provides for development of 38.5 acres devoted to Medium density residential uses. A maximum of 104 dwelling units are planned at a target density of 2.7 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 37 shall be provided from Benton Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Benton Road and Street "D".
- 3) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 37 and adjacent uses to the north.
- 4) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between proposed residential uses in Planning Area 37 and commercial uses in Planning Area 36.
- 5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton 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