

15. Planning Area 11: Medium High Density Residential (5,000 s.f.)

a. Descriptive Summary

Planning Area 11, as depicted in Figure III-19, provides for development of 21.2 acres devoted to Medium High density residential uses. A maximum of 118 dwelling units are planned at a target density of 5.6 du/ac. Lot sizes will be a minimum of 5,000 square feet (density range 5-8 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

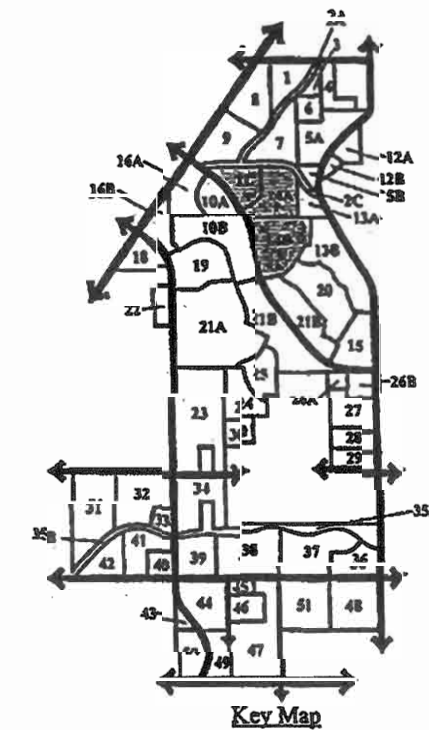
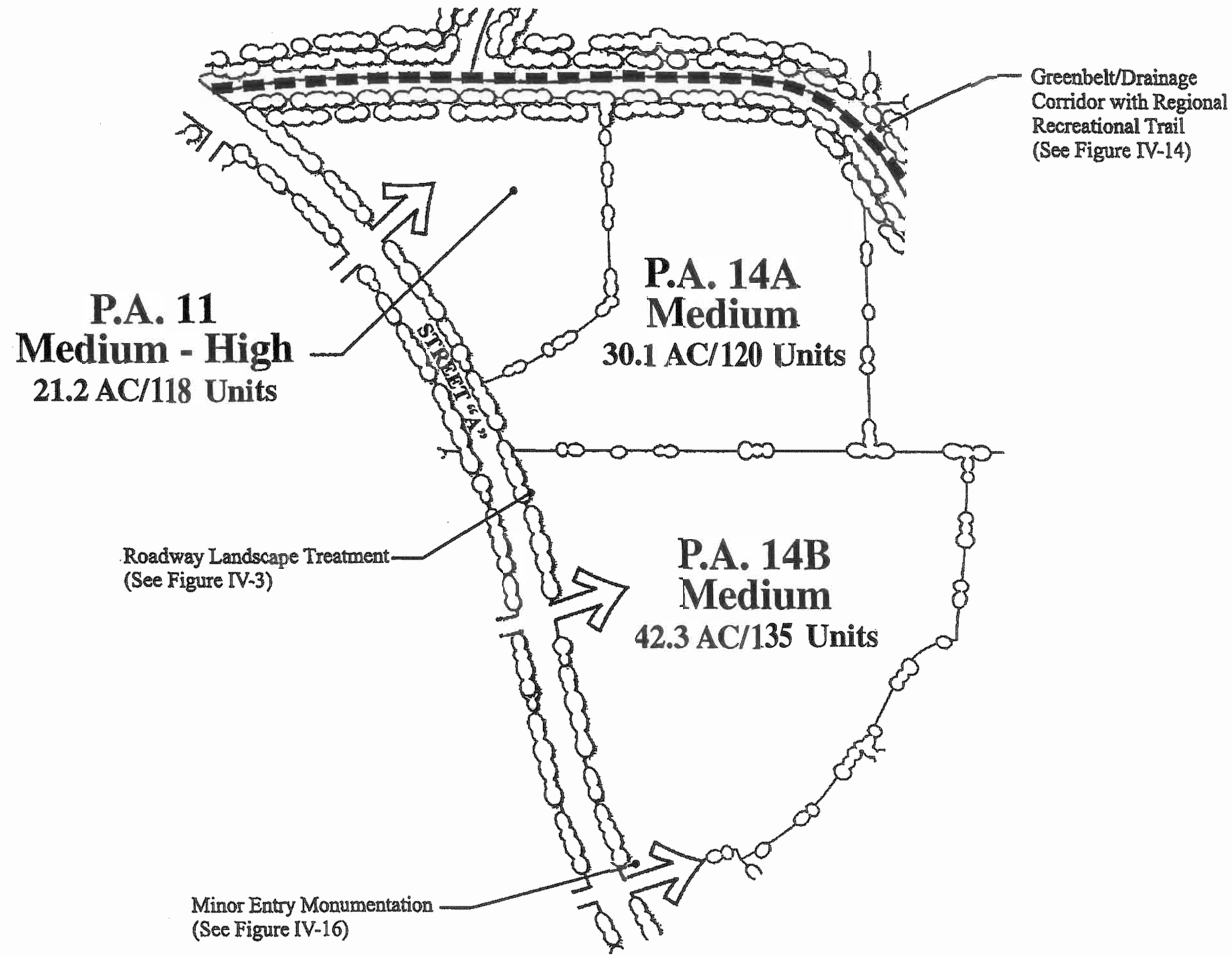
c. Planning Standards

- 1) Primary access to Planning Area 11 shall be provided from Street "A".
- 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 11 and adjacent uses to the north.
- 3) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street "A".
- 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.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

Planning Areas 11, 14A & 14B



SOURCE: T&B Planning Consultants