

16a. Planning Area 12A: Medium Low Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 12A, as depicted in Figure III-15, provides for development of 10.8 acres devoted to Medium Low density residential uses. A maximum of 34 dwelling units are planned at a target density of 3.1 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-4 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.- (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 12A shall be provided from Washington Road.
- 2) A land use edge transition, as shown on Figure IV-I 0, shall serve as a buffer zone between the proposed residential uses in Planning Area 12A and adjacent off-site uses to the east and south.
- 3) Lots in Planning Area 12A sited adjacent to off-site very low intensity residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') lot width as shown on Figure IV-10.
- 4) A roadway landscape treatment, as shown on Figure 1V-5, is planned along Washington Road.
- 5) Please refer to Section IV.A 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:

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

III. Specific Plan

16b. Planning Area 12B: Neighborhood Park

a. Descriptive Summary

Planning Area 12B, as depicted on Figure III-15, provides for the development of 5.0 acres as a Neighborhood Park. Planning Area 12B will be landscaped and will include such amenities as a tot lot/play area, picnic areas, combination soccer/softball field, basketball courts, sand volleyball court, group barbecue and shade structure, and sufficient parking. For a complete description of proposed uses, see Section IV.A, Landscape Design Guidelines.

b. Land Use and Development Standards

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

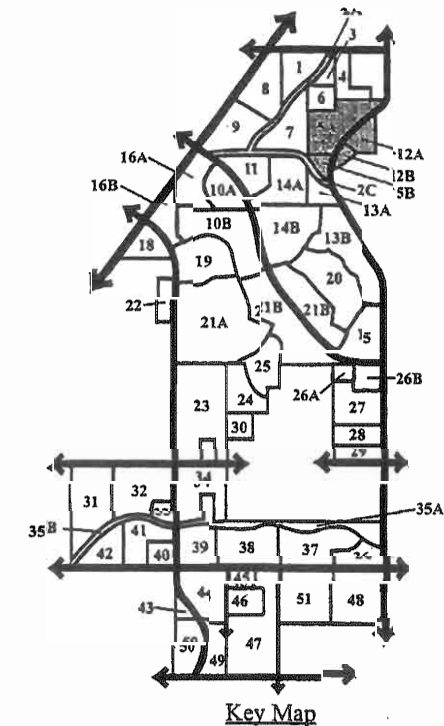
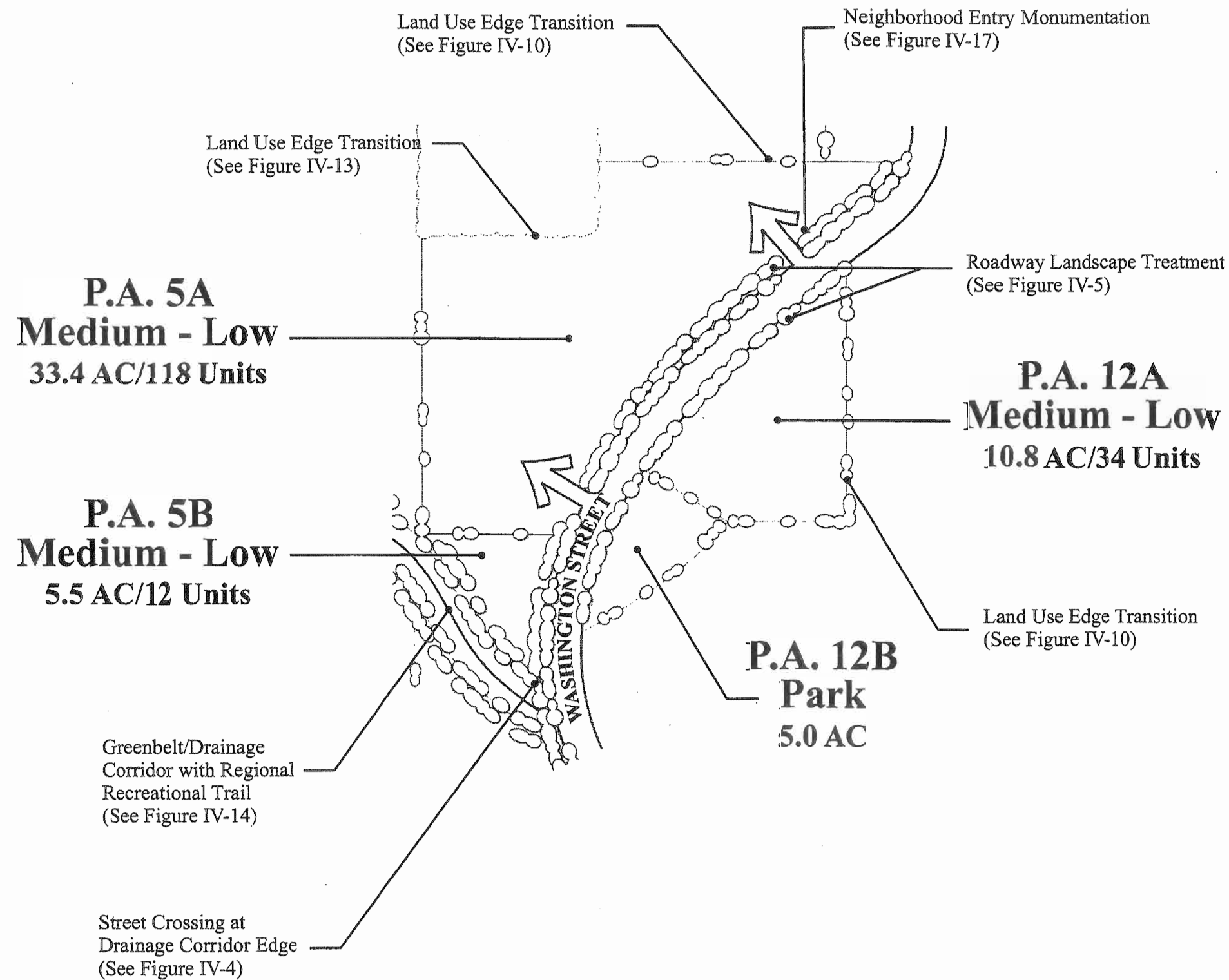
c. Planning Standards

- 1) Primary access to Planning Area 12B shall be provided from Washington Road.
- 2) Park improvement plans shall be submitted by the developer prior to the issuance of the 50th building permit within Planning Areas 5A, 12A, or 5B, whichever occurs first. At a minimum, the plans shall include landscape and irrigation plans, descriptions of placement of recreational facilities, and documentation evidencing a permanent maintenance mechanism for the parks and its facilities. The park shall be constructed and fully operable prior to the issuance of the 100th building permit within Planning Areas 5A, 5B, or 12A, whichever occurs first.
- 3) A land use edge treatment, as illustrated on Figure IV-12, shall serve as a landscape buffer between the proposed park in Planning Area 3 and adjacent residential uses in Planning Area 4.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Road.
- 5) Please refer to Section IV.A for specific Design Guidelines and other related design criteria.
- 6) The Master Developer of Planning Areas 5A, 12A, and 5B shall be responsible for the construction of the park in Planning Area 12B.
- 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

Planning Areas 5A, 5B, 12A, & 12B



SOURCE: T&B Planning Consultants