

21. Planning Area 15: School Site

a. Descriptive Summary

Planning Area 15, as depicted in Figure III-20, provides for development of 23.0 acres devoted to a School site. If at some future point in time the School District should decline to purchase this site for development with a middle school, then the project proponent reserves the right to develop this site with medium density residential use. If residential uses are implemented, this planning area would be developed as an extension of Planning Area 13B. Access would be taken from Street "A" and Washington Road. In this case, a land use edge transition, as depicted on Figure IV-13, would not be needed. A maximum total of 75 dwelling units would be allowed at a target density of 3.3 du/ac.

b. Land Use Development Standards

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

c. Planning Standards

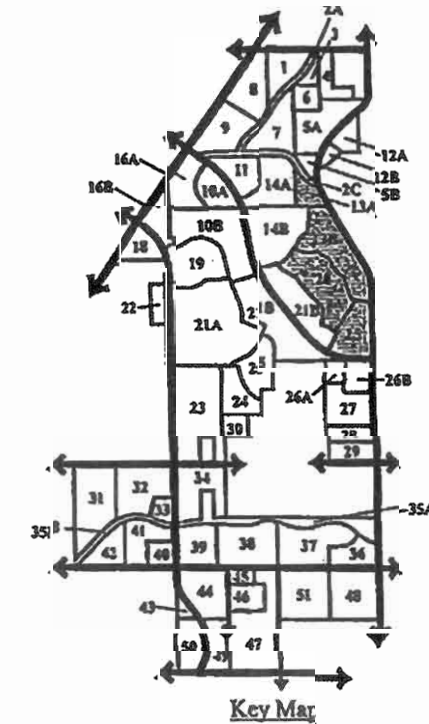
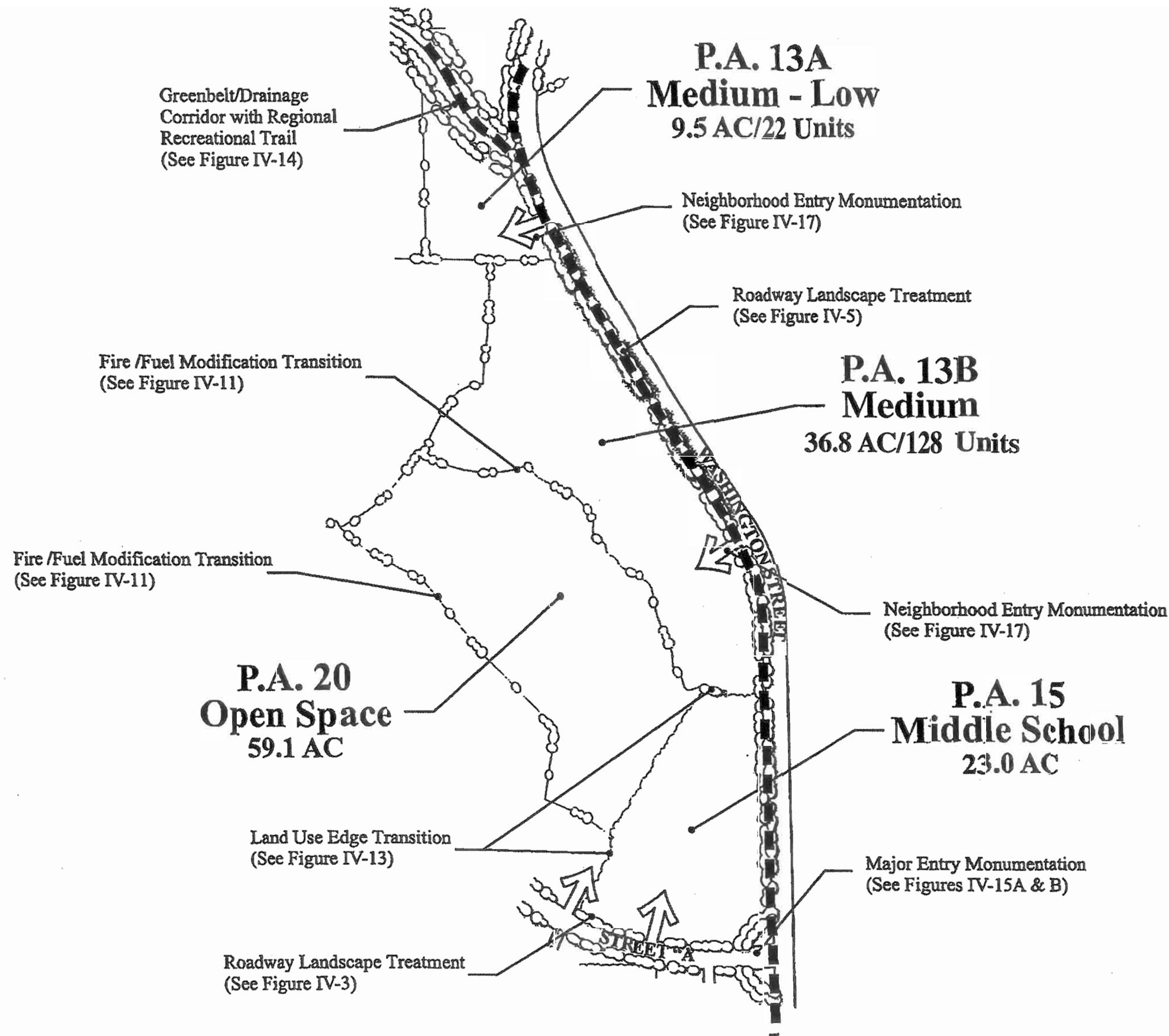
- 1) Primary access to Planning Area 15 shall be provided from Street "A" and Washington Road.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Street "A" and Washington Road.
- 3) A land use edge transition, as shown on Figure IV-13, shall serve as a landscape buffer between the proposed school uses in Planning Area 15 and adjacent residential uses in Planning Areas 13B and 21B.
- 4) Roadway landscape treatments, as shown on Figures IV -3 and IV -5, are planned along Street "A" and Washington Road, respectively.
- 5) Please refer to Section IV. 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

Planning Areas 13A, 13B, 15 & 20



SOURCE: T&B Planning Consultants