

22a. Planning Area 16A: Conservation/Park

a. Descriptive Summary

Planning Area 16A, as depicted in Figure III-18, provides for the development of 17.4 acres as a Community Park. Planning Area 16A will be landscaped and will include such amenities as a tot lot/play area, combination soccer/softball field, basketball courts, sand volleyball court and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines. The greenbelt/drainage corridor running through this Planning Area will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 16A, a regional recreational trail will be provided (see Figure IV-14).

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 16A shall be provided from Street "A".
- 2) The park plan is further delineated as shown in Figure IV-21. Park improvement plans for the 17.4-acre park within this Planning Area shall be submitted to the Planning Department for review and approval. 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-21 are only conceptual in nature and do not necessarily reflect actual layout of the amenities to be provided.)
- 3) A land use edge transition, as illustrated on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 16A and adjacent residential uses in Planning Areas 10A and 10B.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall function as a passive park and provide a landscape buffer zone between Planning Area 16A and adjacent uses to the east.
- 5) Roadway landscape treatments, as shown on Figures IV-3, is planned along Street "A".
- 6) *(Standard No. 6 has been intentionally omitted).*

- 7) Please refer to Section IV.A 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.5 Open Space and Recreation Plan
III.A.2 Circulation Plan	III.A.6 Grading Plan
III.A.3 Drainage Plan	III.A.7 Public Sites and Project Phasing Plan
III.A.4 Water and Sewer Plans	III.A.8 Landscaping Plan

22b. Planning: Area 16B: Conservation/Park

a. Descriptive Summary

Planning Area 16B, as depicted in Figure III-18, provides for the development of 13.6 acres as a Community Park. Planning Area 16B 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 and sufficient parking. For a complete description of proposed uses and a conceptual site layout, see Section IV.A., Landscape Design Guidelines. The greenbelt/drainage corridor running through this Planning Area will be designed to carry storm water through the project and is anticipated to be maintained by the Valley-Wide Recreation and Park District. Within Planning Area 16A, a regional recreational trail will be provided (see Figure IV-14).

b. Land Use Development Standards

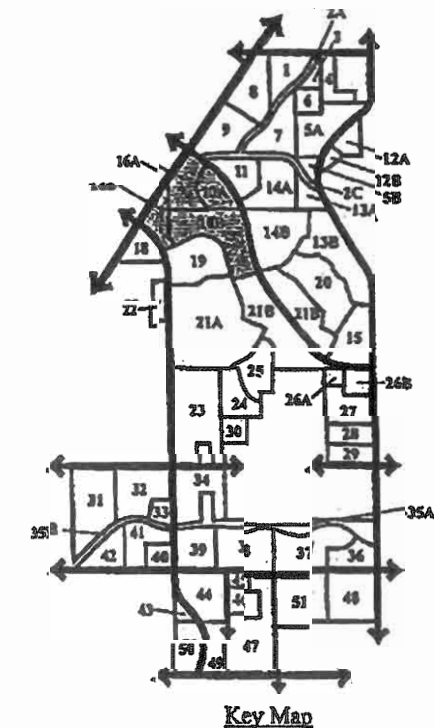
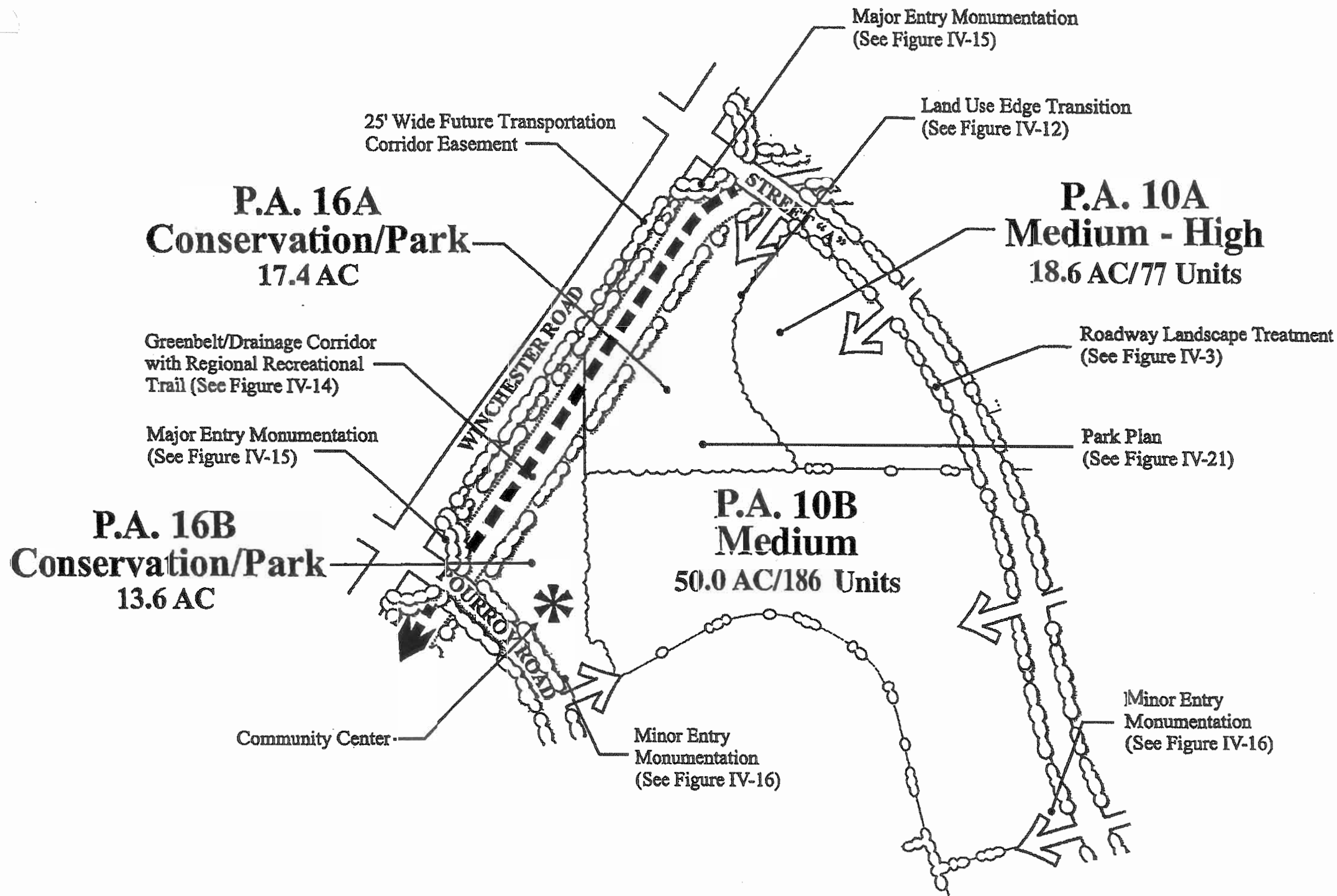
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 16B shall be provided from Pourroy Road.
- 2) The park plan is further delineated as shown in Figure IV-21. Park improvement plans for the 13.6-acre park within this Planning Area shall be submitted to the Planning Department for review and approval. At a minimum, the plans shall include walkways, benches, 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-21 are only conceptual in nature and do not necessarily reflect actual layout of the amenities to be provided.)
- 3) A land use edge transition, as illustrated on Figure IV-12, shall serve as a landscape buffer between the proposed park uses in Planning Area 16B and adjacent residential uses in Planning Area 10B.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall function as a passive park and provide a landscape buffer zone between Planning Area 16B and adjacent uses to the east.
- 5) *(Standard No.5 has been intentionally omitted).*
- 6) *(Standard No. 6 has been intentionally omitted).*

III. Specific Plan

Planning Areas 10A, 10B, 16A, & 16B



SOURCE: T&B Planning Consultants