

30. Planning Area 24: Medium Low Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 24, as depicted in Figure III-25, provides for development of 23.7 acres devoted to Medium Low density residential uses. A maximum of 64 dwelling units are planned at a target density of 2.7 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. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

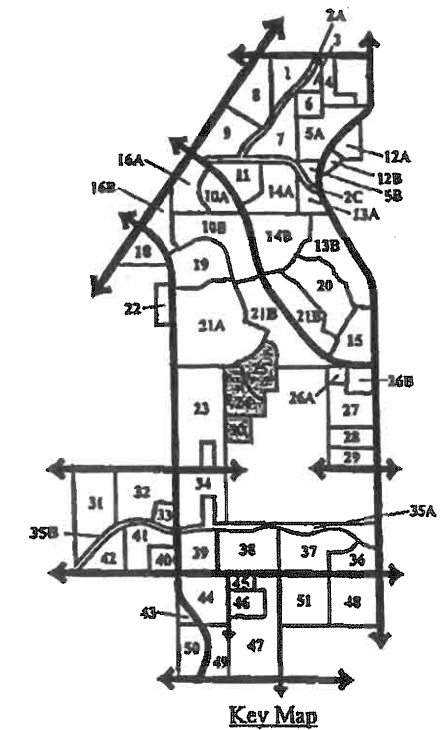
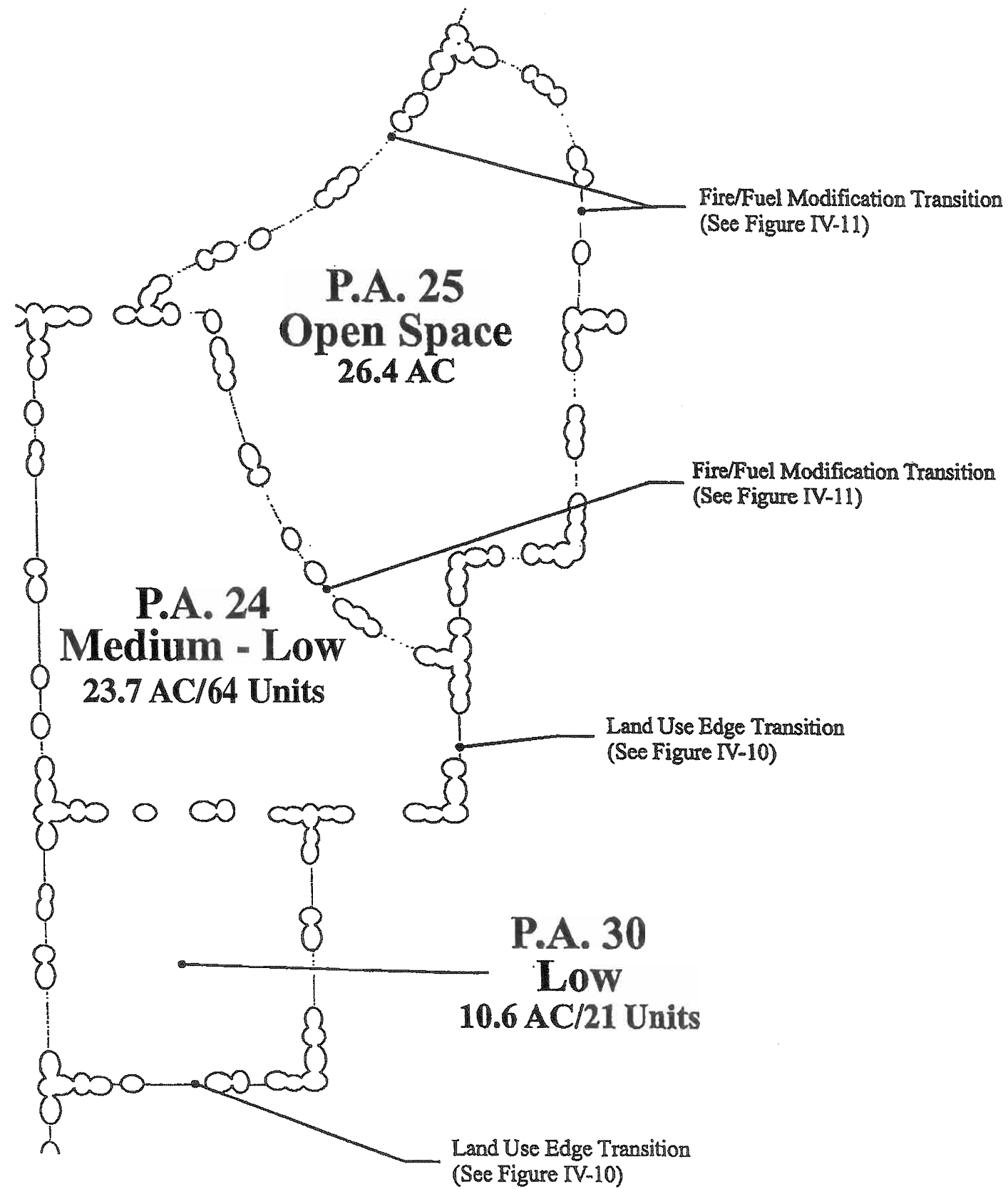
- 1) Primary access to Planning Area 24 shall be provided from by local streets via Planning Areas 21 and 23.
- 2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between residential uses in Planning Area 24 and adjacent open space land uses in Planning Area 25.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between residential uses in Planning Area 24 and adjacent off-site land uses to the south and east.
- 4) Lots in Planning Area 24 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 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

III. Specific Plan

Planning Areas 24, 25 & 30



SOURCE: T&B Planning Consultants