

36. Planning Area 29: Very Low Density Residential

a. Descriptive Summary

Planning Area 29, as depicted in Figure III-27, provides for development of 13.4 acres devoted to Very Low density residential uses. A maximum of 5 dwelling units are planned at a target density of 0.4 du/ac. Minimum lot size is 2.5 acres (density range 0.2 -0.4 du/ac).

b. Land Use and Development Standards

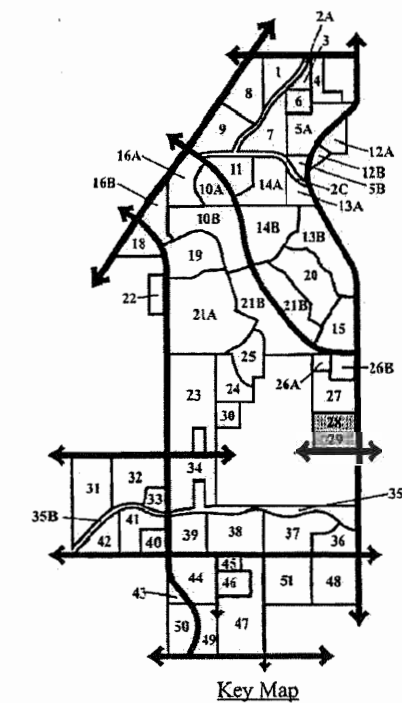
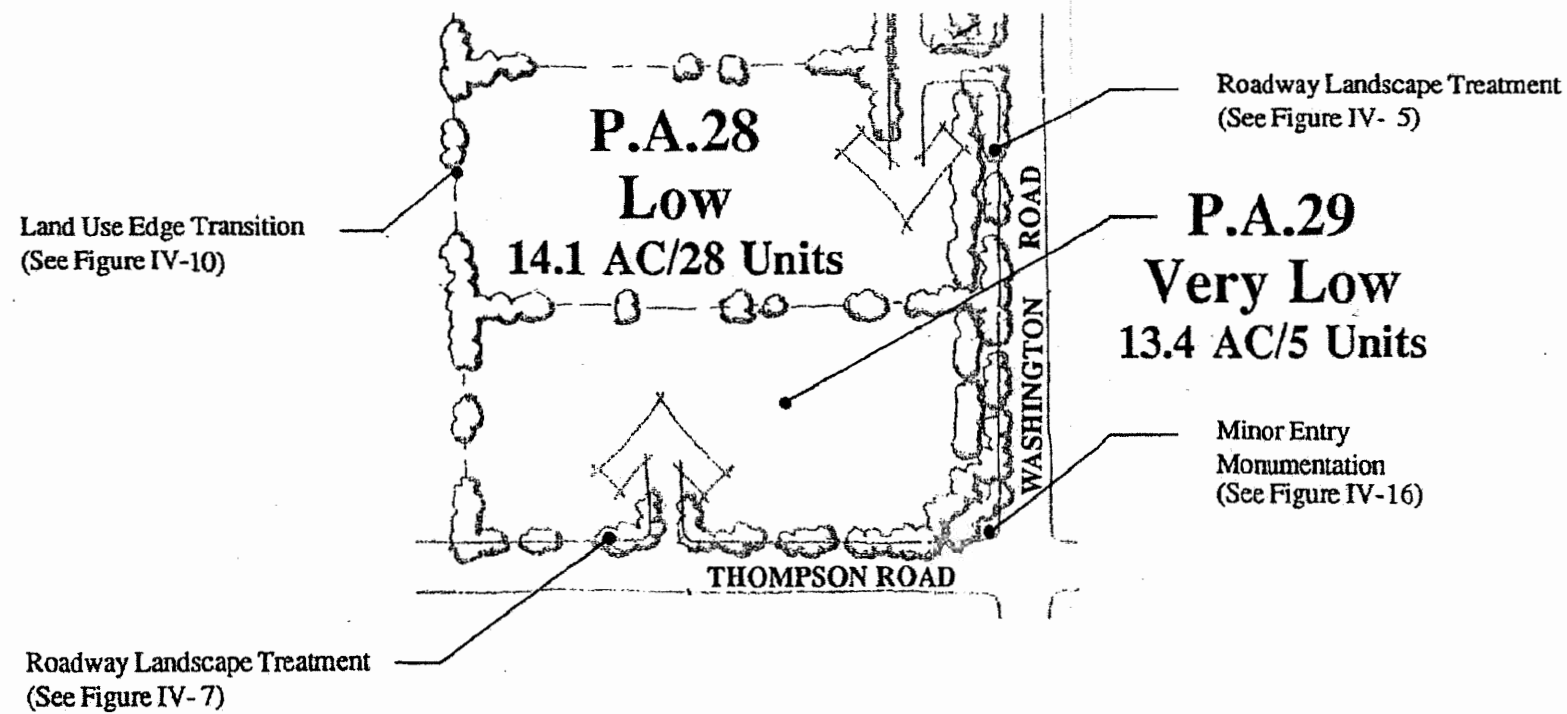
Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 29 shall be provided from Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Washington Road.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 29 and adjacent off-site land uses to the west.
- 4) Roadway landscape treatments, as shown on Figures IV-7 and IV-5, are planned along Thompson Road 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:

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| 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 |

Planning Areas 28 & 29



SOURCE: T&B Planning Consultants