

**39. Planning Area 32: Medium Density Residential (7,200 s.f.)**

**a. Descriptive Summary**

Planning Area 32, as depicted in Figure III-29, provides for development of 38.6 acres devoted to Medium density residential uses. A maximum of 143 dwelling units are planned at a target density of 3.7 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 du/ac).

**b. Land Use and Development Standards**

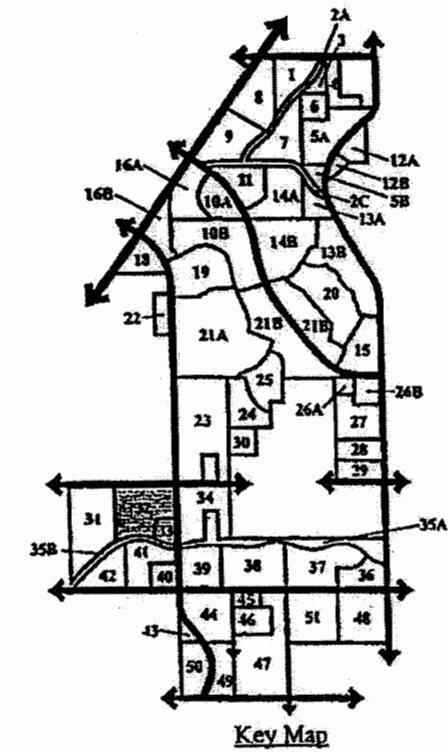
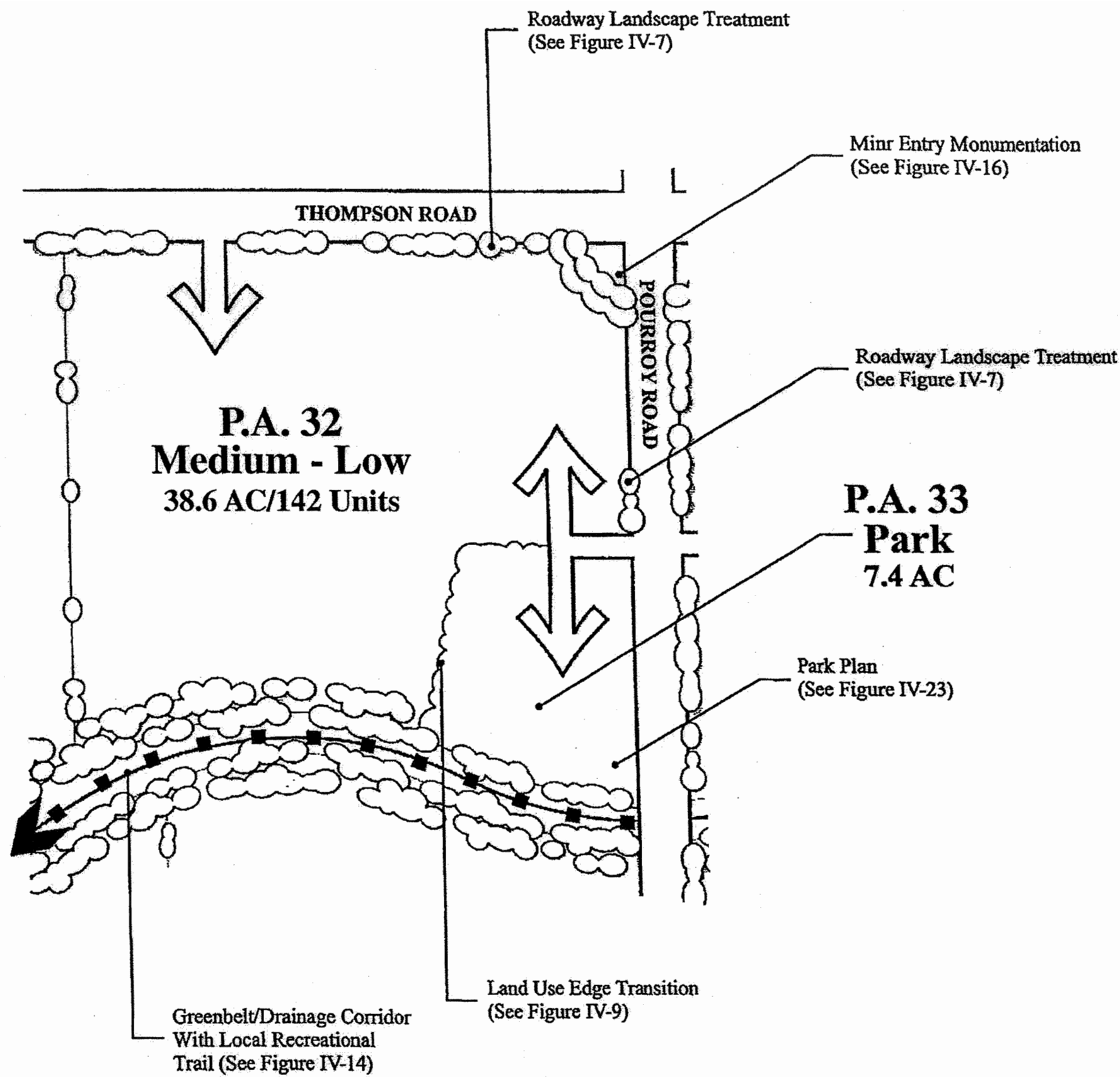
Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Primary access to Planning Area 32 shall be provided from Pourroy Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 32 and adjacent park uses in Planning Area 33.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 32 and adjacent uses to the south.
- 5) Roadway landscape treatments, as shown on Figures IV-7, are planned along Thompson Road and Pourroy Road.
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 7) 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 32 & 33



SOURCE: T&B Planning Consultants