

52. Planning Area 44: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 44, as depicted in Figure III-35, provides for development of 28.0 acres devoted to Medium density residential uses. A maximum of 104 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.)

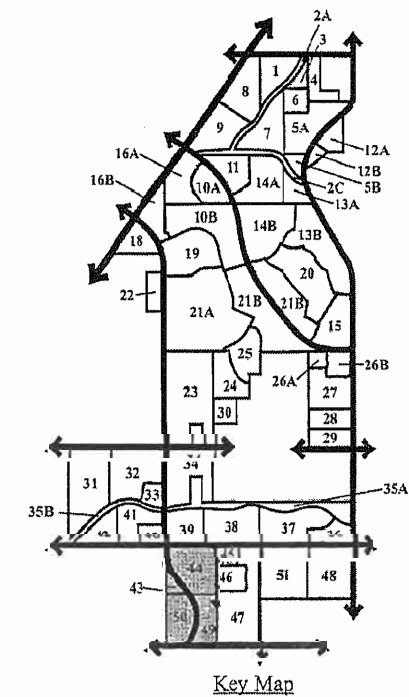
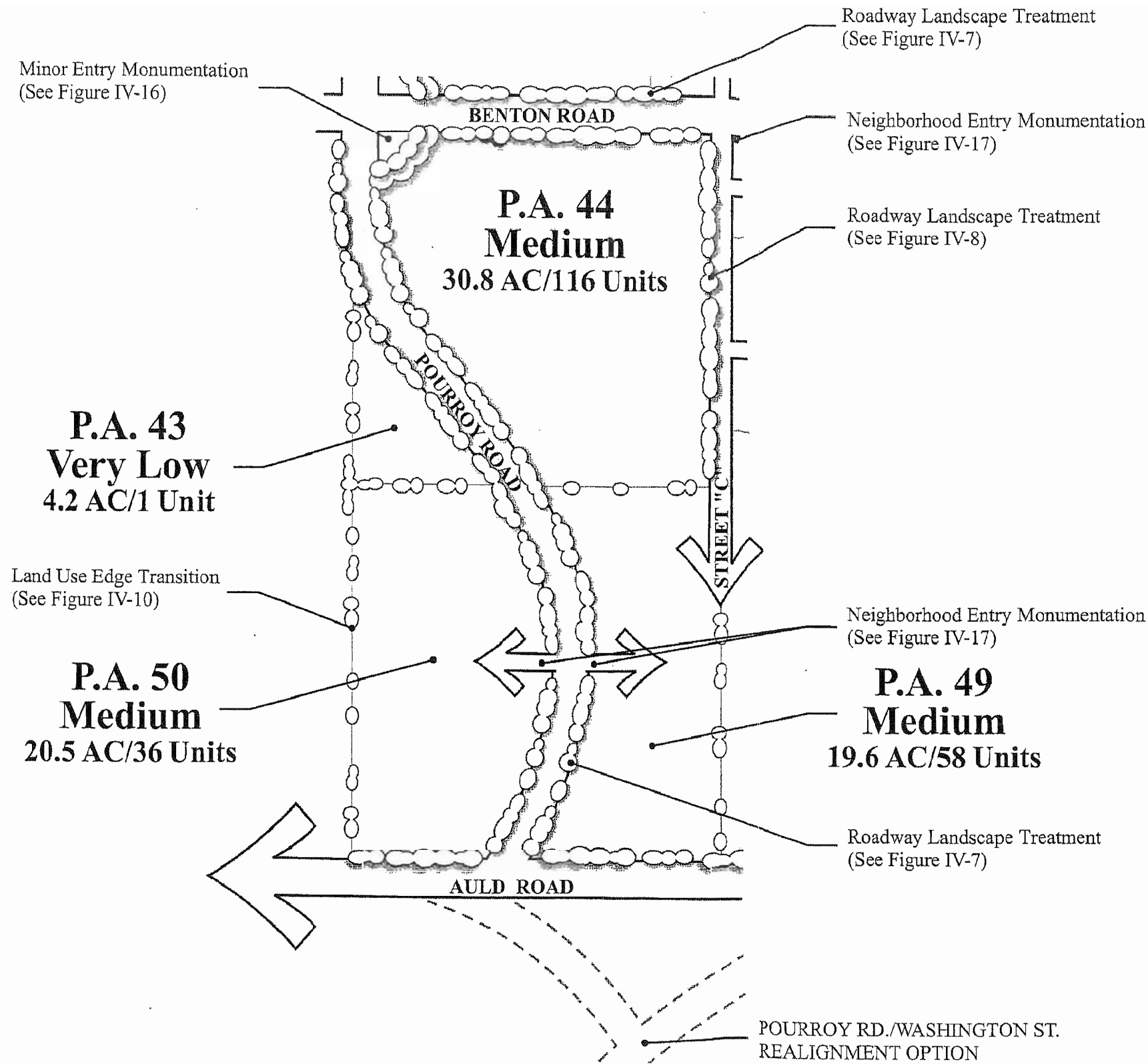
c. Planning Standards

- 1) Primary access to Planning Area 44 shall be provided from Street "C".
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Pourroy Road and Benton Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and Street "C".
- 4) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Pourroy Road, Benton Road and Street "C", respectively.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 44 and adjacent off-site land uses to the south.
- 6) Lots in Planning Area 44 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.
- 7) Please refer to Section IV. 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:

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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 |

III. Specific Plan

Planning Areas 43, 44, 49 & 50



SOURCE: T&B Planning Consultants