

8a. Planning Area 5A: Medium Low Density Residential (7.200 s.f.)

a. Descriptive Summary

Planning Area 5A, as depicted in Figure III-15, provides for development of 33.4 acres devoted to Medium Low density residential uses. A maximum of 118 dwelling units are planned at a target density of 3.5 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 5A shall be provided from Washington Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Road and the northern entrance into Planning Area 5A.
- 3) A land use edge transition, as shown on Figure IV-13, shall serve as a landscape buffer between proposed residential uses in Planning Area 5A and adjacent school uses in Planning Area 6.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 5A and adjacent off-site land uses to the north.
- 5) A roadway landscape treatment, as shown on Figure IV -5, is planned along Washington 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 |

III. Specific Plan

8b. Planning Area 5B: Medium Low Density Residential(7,200 s.f.)

a. Descriptive Summary

Planning Area 5B, as depicted in Figure III-15, provides for development of 5.5 acres devoted to Medium Low density residential uses. A maximum of 12 dwelling units are planned at a target density of 2.2 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.)

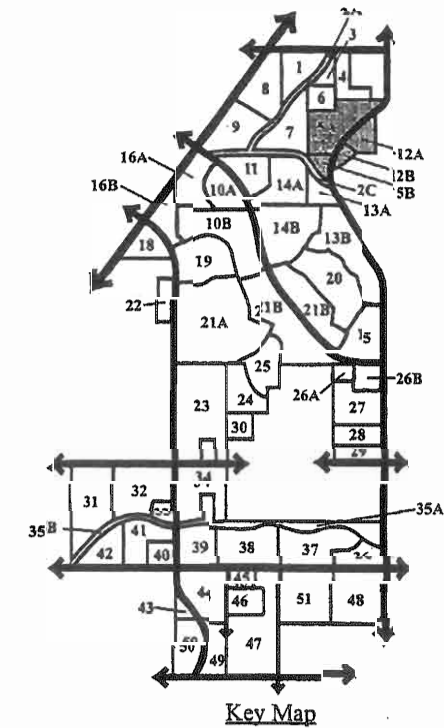
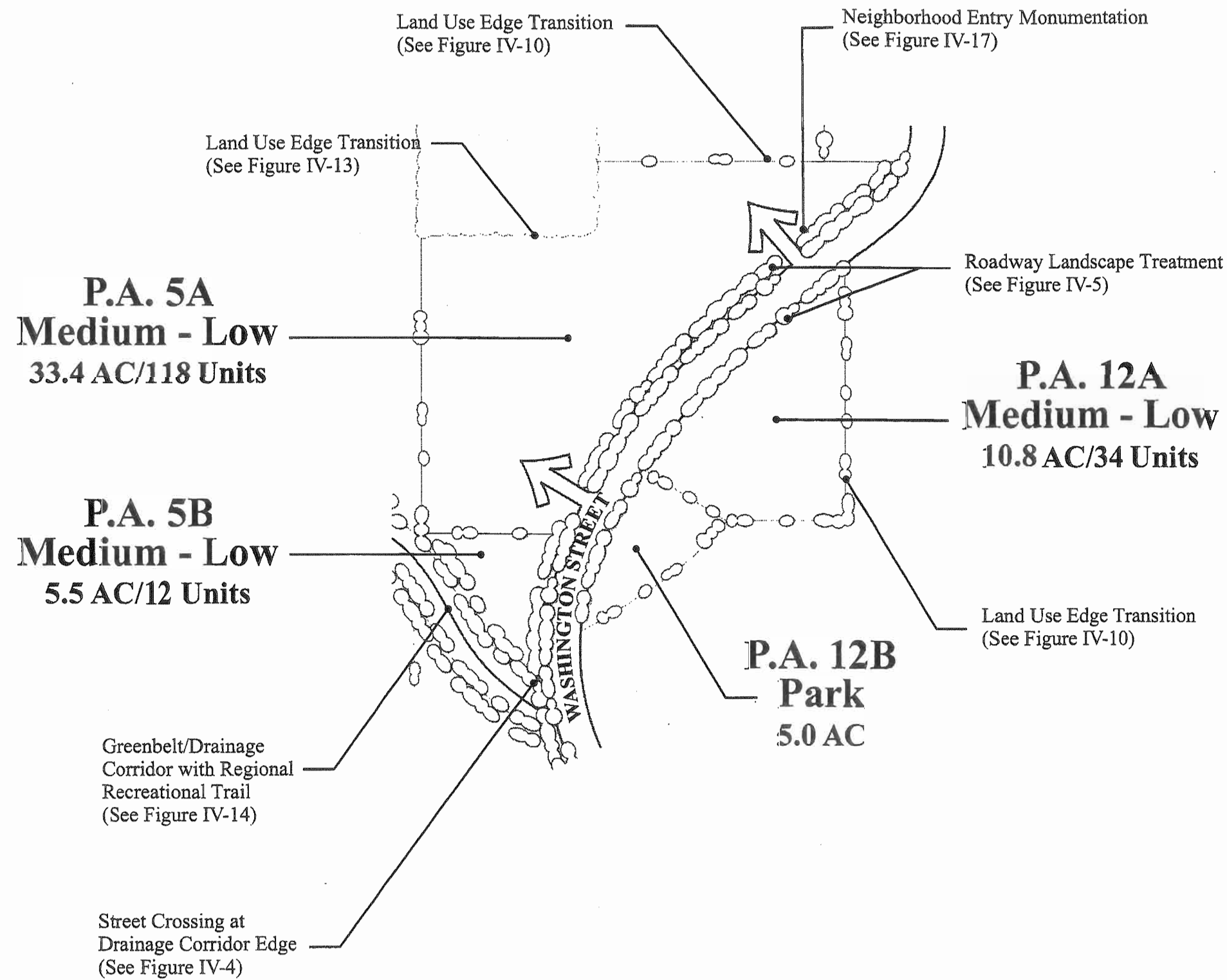
c. Planning Standards

- 1) Primary access to Planning Area 5B shall be provided through Planning Area 5A.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Road and the northern entrance into Planning Area 5A.
- 3) A roadway landscape treatment, as shown on Figure IV -5, is planned along Washington Road.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) 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

Planning Areas 5A, 5B, 12A, & 12B



SOURCE: T&B Planning Consultants