

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

a. Descriptive Summary

Planning Area 7, as depicted in Figure III-16, provides for development of 23.0 acres devoted to Medium density residential uses. A maximum of 85 dwelling units are planned at a target density of 3.7 du/ac (density range 2-5 du/ac).

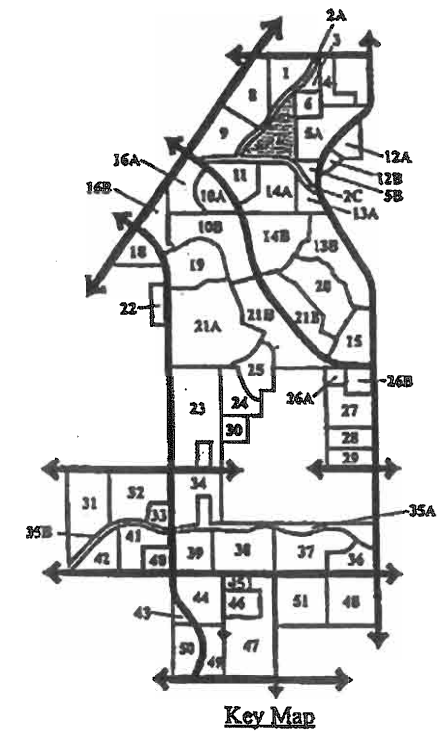
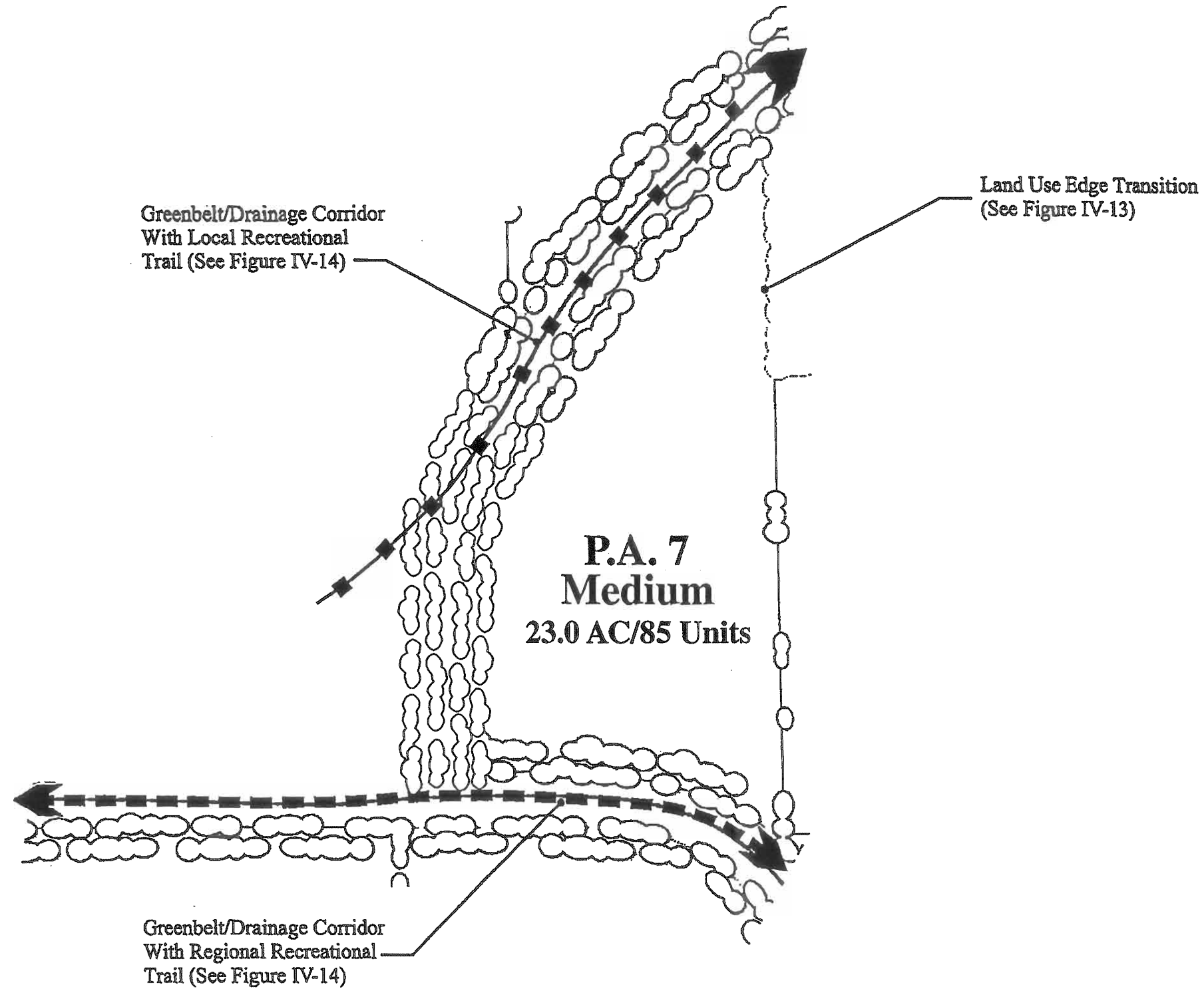
b. Land Use and Development Standards

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

c. Planning Standards

- 1) Primary access to Planning Area 7 shall be provided by local streets via Planning Area 5.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 7 and adjacent uses to the north, west and south.
- 3) A land use edge transition, as shown on Figure IV-13, shall serve as a buffer zone between the proposed residential uses in Planning Area 7 and adjacent school uses in Planning Area 6.
- 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:

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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 |



SOURCE: T&B Planning Consultants