

### **13. Planning Area 13: Medium Density Residential**

#### **a. Descriptive Summary**

Planning Area 13, as depicted in Figure 49, Planning Area 13, provides for development of 56 acres devoted to Medium Density residential uses. A maximum of 196 dwelling units is planned at a target density of 3.5 dwelling units per acre. The minimum lot size shall be 7,200 square feet. All lots shall have a minimum usable pad area of not less than 6,000 square feet.

#### **b. Land Use and Development Standards**

Please refer to Specific Plan Zoning Ordinance.

#### **c. Planning Standards**

- 1) Primary access to Planning Area 13 shall be provided from "A" Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along "A" Street adjacent to Planning Area 13.
- 3) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 13 from a proposed Secondary Highway ("A" Street).
- 4) A land use edge transition, as shown in Figure 25, Residential to Open Space Landscape Edge, shall serve as a buffer between residential uses in Planning Area 13 and adjacent open space areas.
- 5) A land use edge transition, as shown in Figure 31, Residential to Santa Gertrudis Creek Open Space Corridor Edge, shall serve as a buffer between the proposed residential uses in Planning Area 13 and the adjacent Santa Gertrudis Creek Open Space Corridor.
- 6) Any residential area immediately adjacent to Riversidean sage scrub habitats shall utilize solid concrete walls as rear yard edge treatment. Precise identification of the nature and extent of sensitive resources shall be based upon previous studies as well as walkover surveys conducted by a qualified filed biologist at the time of review and approval of implementing development applications for Planning Area 13.
- 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:

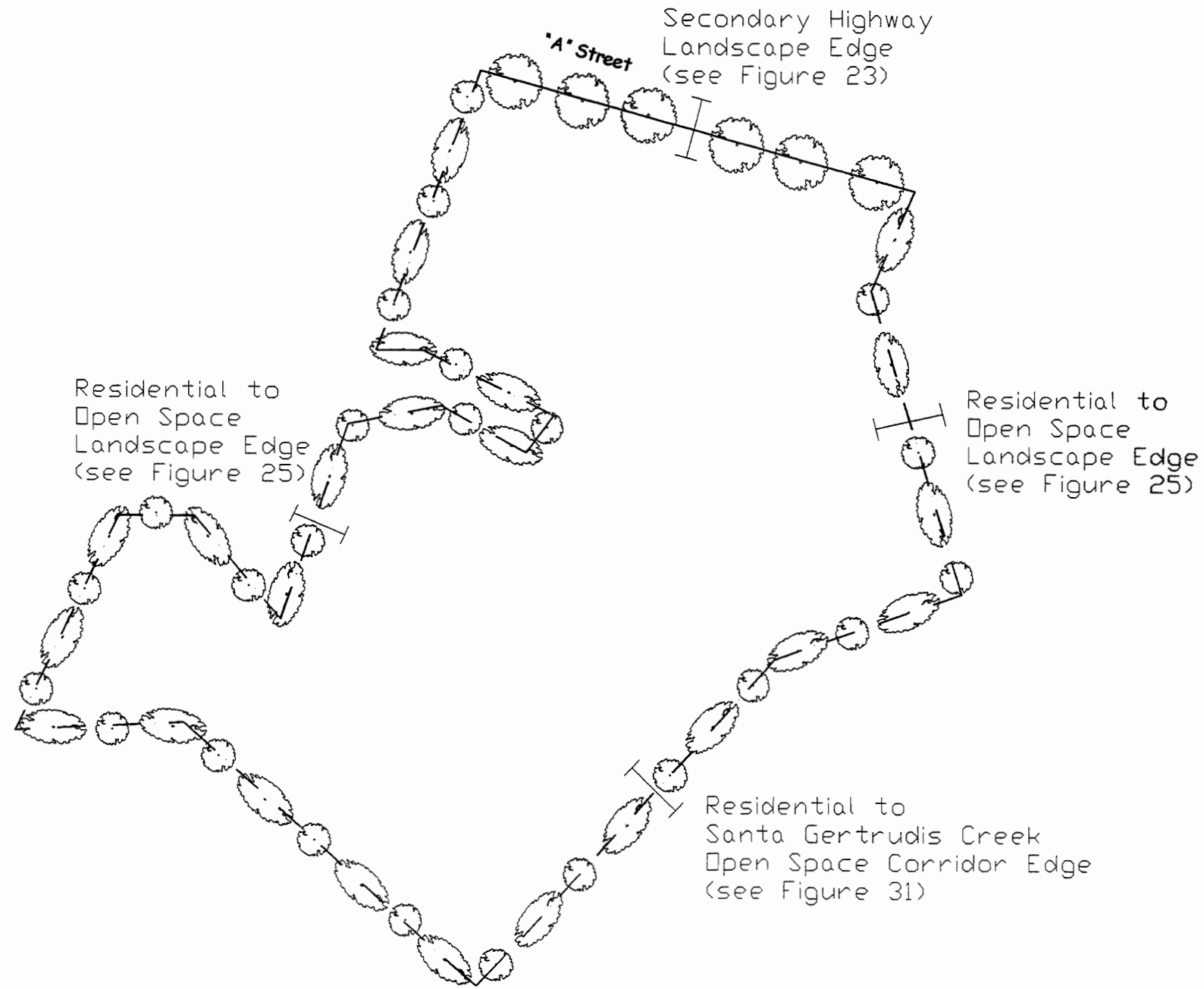
III. Specific Plan

*Johnson Ranch Specific Plan No. 307/E.I.R. No. 402*

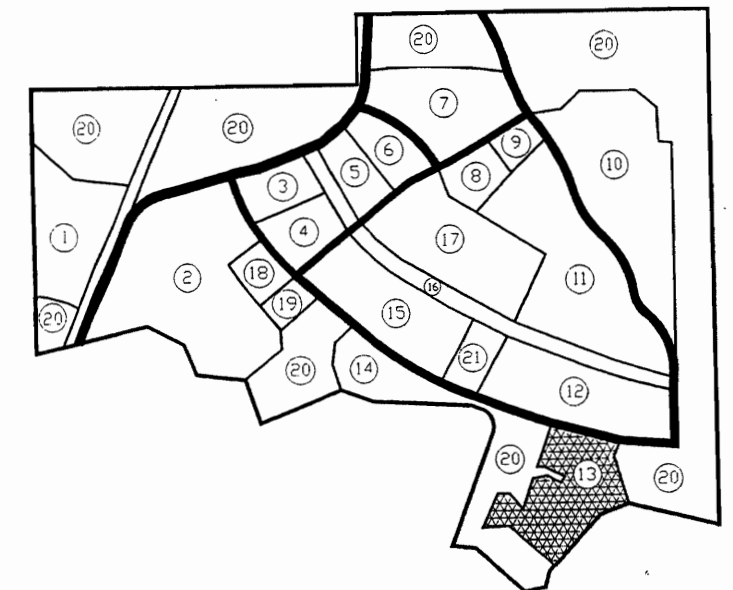
III.A.1: Specific Land Use Plan  
III.A.2: Circulation Plan  
III.A.3: Drainage Plan  
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan  
III.A.6: Grading Plan  
III.A.7: Project Phasing Plan  
III.A.8: Landscape Plan  
III.A.9: Comprehensive Maintenance Plan

**FIGURE 49**  
**Planning Area 13**



Planning Area 13  
 56 acres  
 196 dwelling units  
 3.5 dwelling units per acre



**JOHNSON RANCH**

**Specific Plan No. 307/E.I.R. No. 402**