

4. Planning Area 4: High Density Residential

a. Descriptive Summary

Planning Area 4, as depicted in Figure 38, Planning Area 4, provides for development of 20 acres devoted to High Density residential uses. A maximum of 300 dwelling units are planned at a target density of 15.0 dwelling units per acre.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- 1) Primary access to Planning Area 4 shall be provided from “A” and “C” Streets (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “A” Street and “C” Street, adjacent to Planning Area 4.
- 3) A land use transition, as shown in Figure 26, Residential to Central Open Space Spine Edge, shall serve as a buffer between proposed residential uses in Planning Area 4 and the Central Open Space Spine.
- 4) A land use transition, as shown in Figure 30, Residential to Town Center Edge, will serve as a buffer between proposed residential uses in Planning Area 4 and the proposed Town Center in Planning Area 3.
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 6) 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: Project Phasing Plan
III.A.8: Landscape Plan
III.A.9: Comprehensive Maintenance Plan