

11. Planning Area 11

a. Descriptive Summary

Planning Area 11, as illustrated in Figure V-11, consists of about 68.9 acres to be devoted to park and Medium Density Residential at four units per acre (4 DU/ac). Up to 251 units may be accommodated within a density range of 2-5 units per acre.

Land Use and Development Standards

Please refer to Ordinance No. 348 _____ (See SP Ordinance Tab).

c. Planning Standards

- (1) Primary access to Planning Area 11 will be provided from the Village Loop Road. Secondary access will be provided from the Garbani / Craig Secondary Project Access Roads.
- (2) Pedestrian / bicycle access to Planning Area 11 will be provided from the Loop Road / Secondary Project Access Roads enhanced parkway / paseos.
- (3) Village Loop Road - Residential Streetscape as illustrated in Figure VI-8.
- (4) Secondary Project Access Roads Streetscape as illustrated in Figure VI-9.
- (5) Secondary Project Entry Treatment as illustrated in Figure VI-13.
- (6) A5-acre mini park within Planning Area 11 will include such amenities as picnic facilities, ball field, walkways and sufficient planning
- (7) Community Theme Walls as illustrated in Figure VI-14.
- (8) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 11 Medium Density Residential Figure V-11

