

## **13. Planning Area 13**

### **a. Descriptive Summary**

Planning Area 13, as illustrated in Figure V-13, consists of about 20.0 acres proposed as a School site.

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

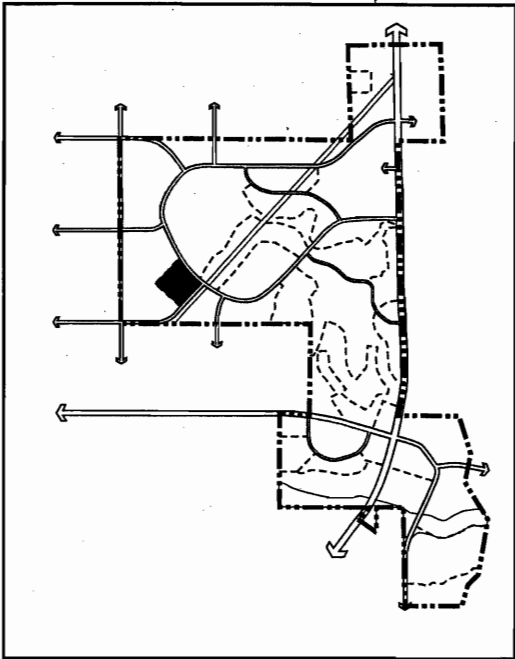
Please refer to Ordinance No. 348 \_\_\_\_ (See SP Ordinance Tab).

### **c. Planning Standards**

- (1) Primary access to Planning Area 13 will be provided from the Village Loop Road. Secondary access will be provided from the Beeler Secondary Project Access Road.
- (2) Pedestrian / bicycle access to Planning Area 13 will be provided from the Central Paseo / Recreational Corridor and the Loop Road / Secondary Project Access Road enhanced parkways / paseos.
- (3) Village Loop Road / Residential Streetscape as illustrated in Figure VI-8.
- (4) Secondary Project Access Road Streetscape as illustrated in Figure VI-9.
- (5) Secondary Project Entry Treatment as illustrated in Figure VI-13.
- (6) Community Theme Wall Concepts as illustrated in Figure VI-14.
- (7) Central Paseo Section as illustrated in Figure IV-8.
- (8) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

## **14. Planning Area 14**

# Planning Area 13 Middle School Figure V-13



Village Loop  
Residential Streetscape  
(Fig VI-8)

