

35. Planning Area 35

a. Descriptive Summary

Planning Area 35, as illustrated in Figure V-35, consists of about 10.1 acres to be devoted to mixed uses. A maximum of 5 acres may be devoted to residential uses within a density range of 8-14 units per acre, with a maximum of 55 units. In addition to Scenic highway Commercial, non-commercial uses may include parking, hospitals, medical clinics, libraries, and schools.

b. Land Use and Development Standards

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

c. Planning Standards

- (1) Access to Planning Area 35 shall be provided from the South Village Loop Connector.
- (2) Pedestrian / bicycle access to Planning Area 35 shall be provided from the Scott Road / South Village Loop Connector enhanced parkways / paseos
- (3) Scott Road Streetscape as illustrated in Figure VI-6
- (4) South Village Loop Connector Streetscape as illustrated in Figure VI-10
- (5) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 35 Mixed Use Figure V-35

