

SECTION 11(c). PLANNING AREA 3: RESIDENTIAL

Descriptive Summary

Planning Area 3, as illustrated in Figure 20, consists of approximately 202 acres, located in the north portion of the project site. The Planning Area will include 487 single-family residences. The minimum residential lot size is proposed to be 12,000 square feet, two tiers lots bordering the north property line will have a minimum lot size of 20,000 square feet, as will lots in the east portion of the Planning Area. A utility easement at the north edge of the project will be landscaped as a buffer between the project lots and more rural sized lots to the north. In addition, lots along a Cajalco Road will have a minimum lot size of 15,000 square feet and a minimum width of 100 feet.

Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15.

Design Standards/Guidelines

Primary Access: Cajalco Road will provide primary access into the Planning Area, and will be developed as depicted on Figure 9, Typical Road Sections.

Primary Entry Feature: Cajalco Road will include a major entry feature as illustrated in Figure 16, Primary Project Entry.

Secondary Access: Secondary access to the Planning Area will be taken from Wood Road.

Secondary Entry Feature: Martin Street will include a secondary entry feature as

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illustrated in Figure 16, Secondary Project Entry.

Internal Local Streets: Internal streets shall be developed as illustrated Figure 9, Typical Road Sections.

Special Conditions: The following special considerations apply to this Planning Area:

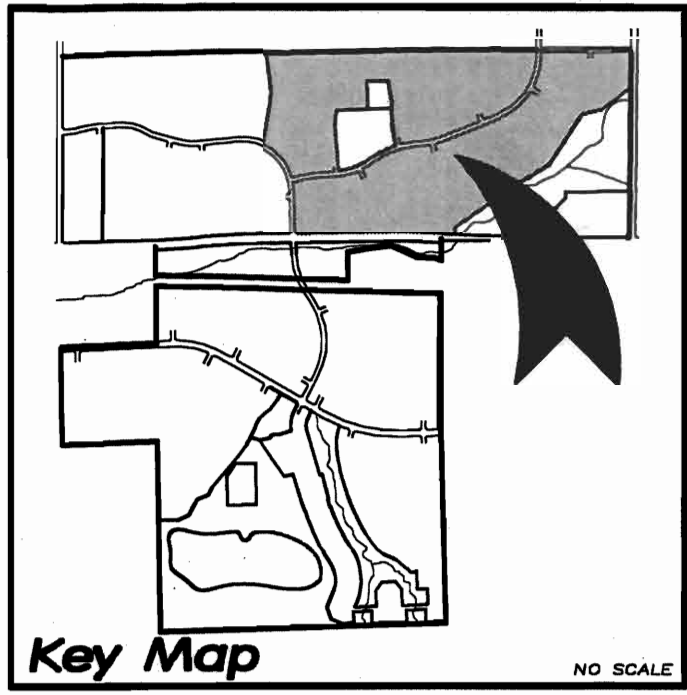
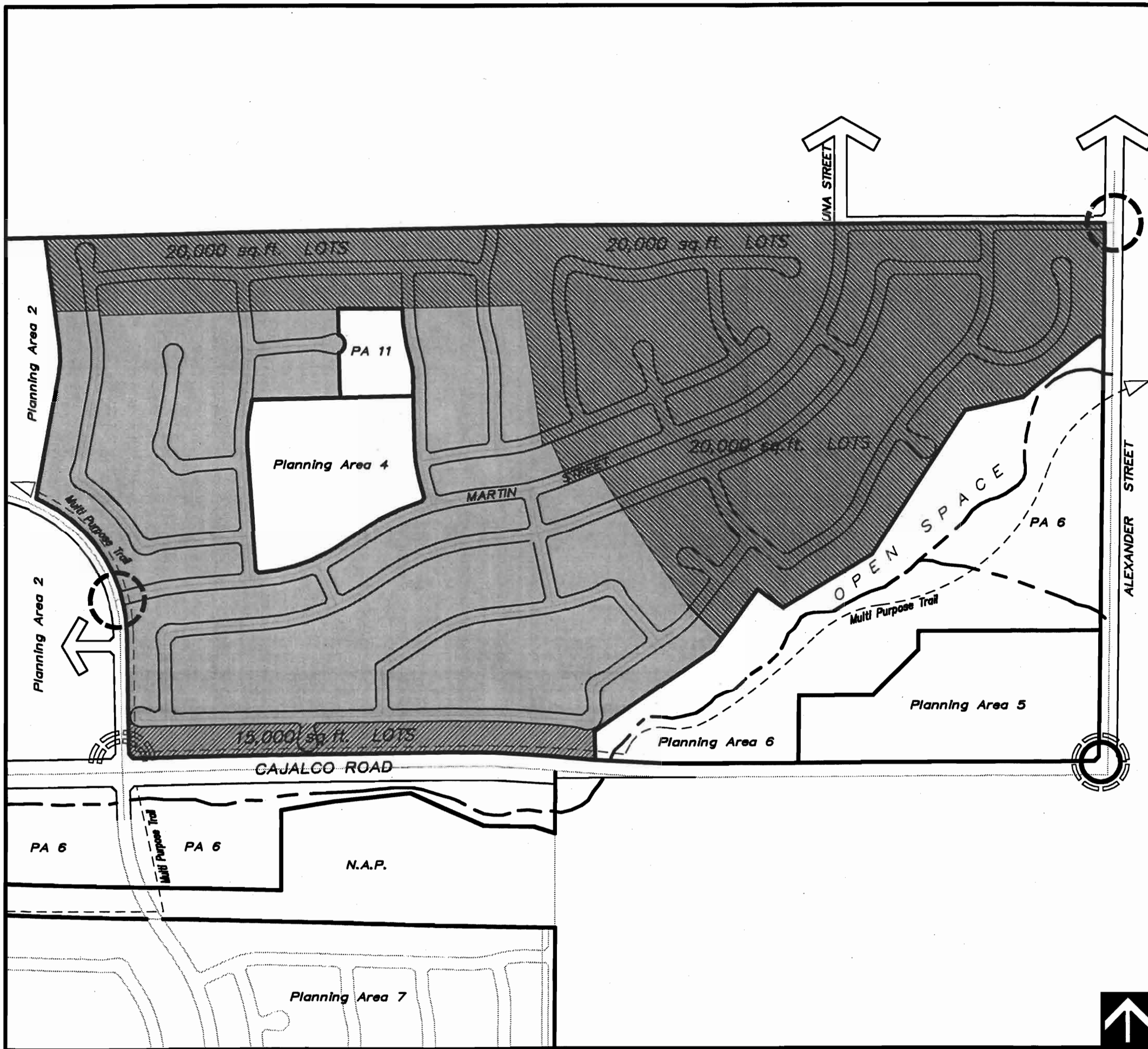
Condition	Response
Compatibility with adjacent residential development.	Lots within the specific plan on north edge will be no less than 20,000 square feet. Utility easement at north edge will be landscaped for a buffer.
Adjacent to Cajalco Road.	A block wall / berm and an expanded parkway will be constructed along Cajalco Road.

Please refer to the following sections regarding specific design guidelines for the planning area:

Section 13, Landscape Design Guidelines




Section 12, Architectural Design Guidelines

Please refer to Section 3, Project Wide Planning Standards, for those standards that apply project wide.



PLANNING AREA 3
Figure 20

Land Use: SINGLE FAMILY RESIDENTIAL
Planned Dwelling Units: 429
Area: 202 acres
Planned Density: 2.1 du/ac.
Min. Lot Size: 12,000 sq.ft.
(except as noted)

-  Secondary Entry
-  Lake Mathews-Community Center Gateway
-  Primary Project Entry

