

5. PLANNING AREA 34 — Medium-High Density / Multi-Family Residential

a. Descriptive Summary

Planning Area 34 is a neighborhood of multi-family homes south of Planning Area 5 and 14 and south of Varner Road.

Planning Area 34 will contain multi-family homes south of the Phase I golf course. The area will serve as a buffer between the single family neighborhoods to the north and the commercial uses to the south. The houses in Planning Area 34 may consist of a mix of single family detached, duplex triplex and townhouses.

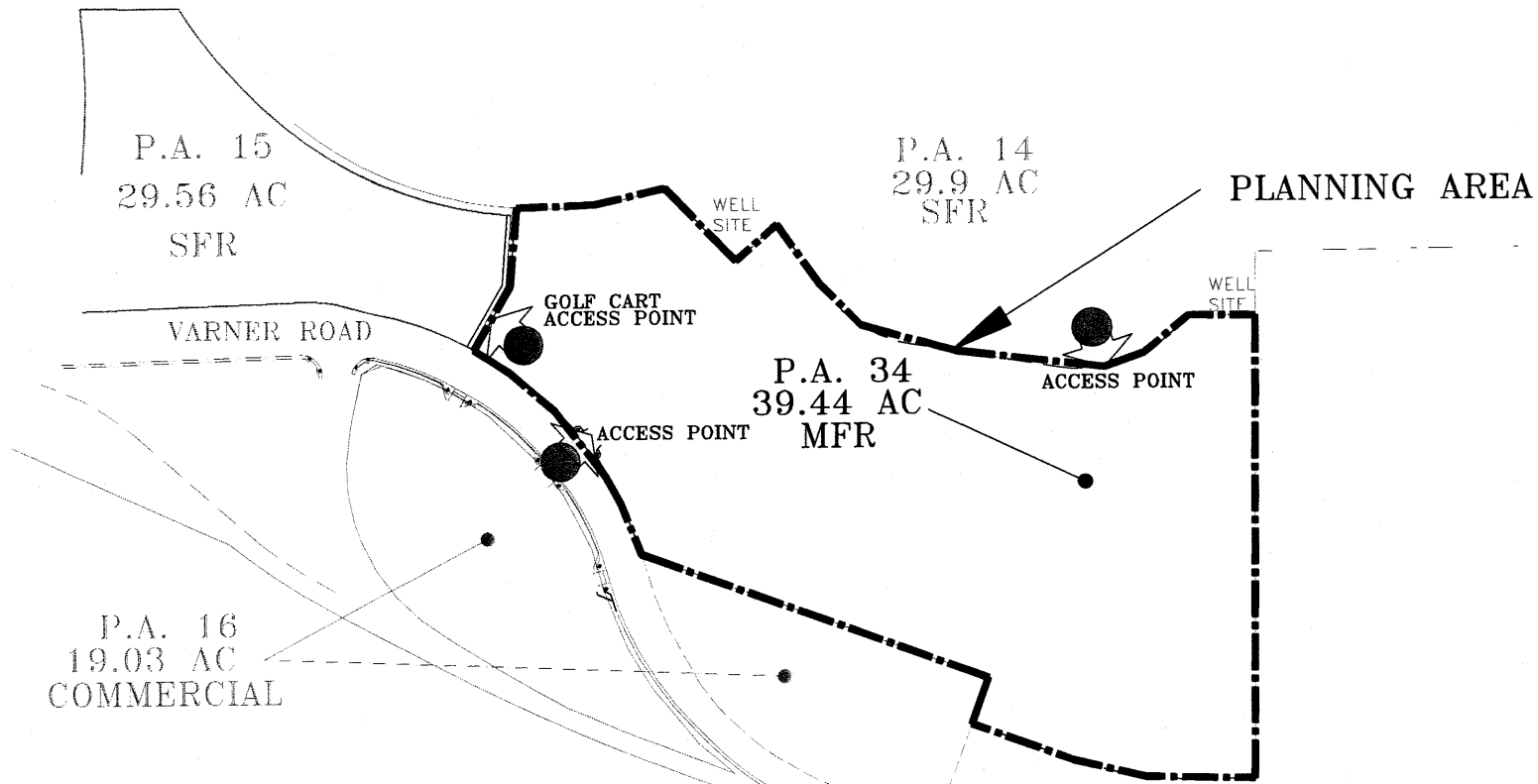
b. Land Use and Development Standards

Land Use:	Multi-Family Residential (See Zoning, Section III)
Acreage:	39.4 AC
Ave. Density:	6.36 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	251

c. Design Guidelines

1. One access point to the northerly portion of Planning Area 34 will be from local streets to Planning Area 14.
2. There will be no permanent, direct vehicular access from Washington or Adams Streets to any lots or streets within Planning Area 34.
3. Appropriate buffer treatment will be provided along boundaries where residential uses abut commercial uses which may include additional setbacks, landscaping and wall treatment as approved.
4. There will be landscaping and a perimeter wall adjacent to Adams Street on the east edge of Planning Area 34. Figure IV-21 (Landscape Concept).
5. Emergency access may be provided from Planning Area 34 through the Commercial Area of Planning Area 15 to Washington Street.
6. A suitable number of access points shall be provided so that Sun City Palms Springs residents will have direct access into the commercial areas via pedestrian ways and golf cart access.

Del Webb's
Sun City Palm Springs



PLANNING AREA
34
PHASE I
MULTI-FAMILY
RESIDENTIAL
39.44 AC.

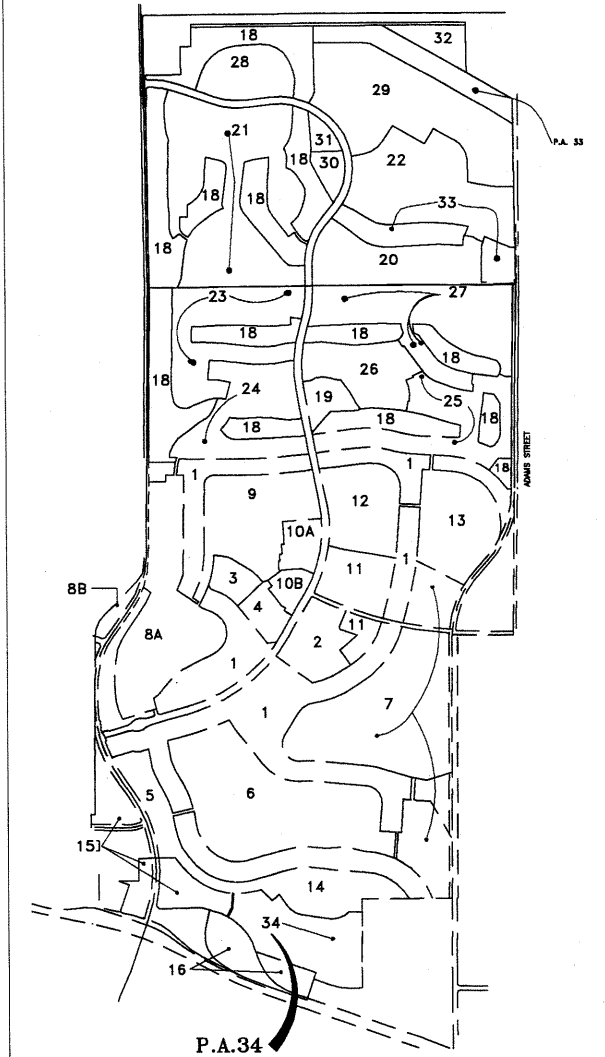


FIGURE IV-63