

9. PLANNING AREA 9**a. Descriptive Summary**

This residential area was one of the last to be constructed and is developed around a series of residential cul-de-sac neighborhoods. Presently, Planning Area 10 contains 29 existing and 7 partially constructed dwelling units as well as 24 existing residential pads/foundations capable of accommodating similar new or relocated single family dwellings. Each residential site contains sufficient area to accommodate two tandem offstreet parking spaces. The planned utilization of all buildings and foundations will result in a total of 60 single family dwellings within Planning Area 9. Several linear open space elements are also planned, one on the north to buffer the residential area from Kaiser Road and one along the southern boundary adjacent to Yucca Drive. The open space area adjacent to Kaiser Road is also intended to accommodate the future southerly relocation of Kaiser Road to allow drainage channel widening on the north. As previously discussed in Planning Area 5, Eagle Mountain Road will be realigned at the northwesterly corner of the planning area to form a "T" intersection with Kaiser Road. Street trees will be introduced along residential streets to soften the urban environment and provide shade during the hot summer months.

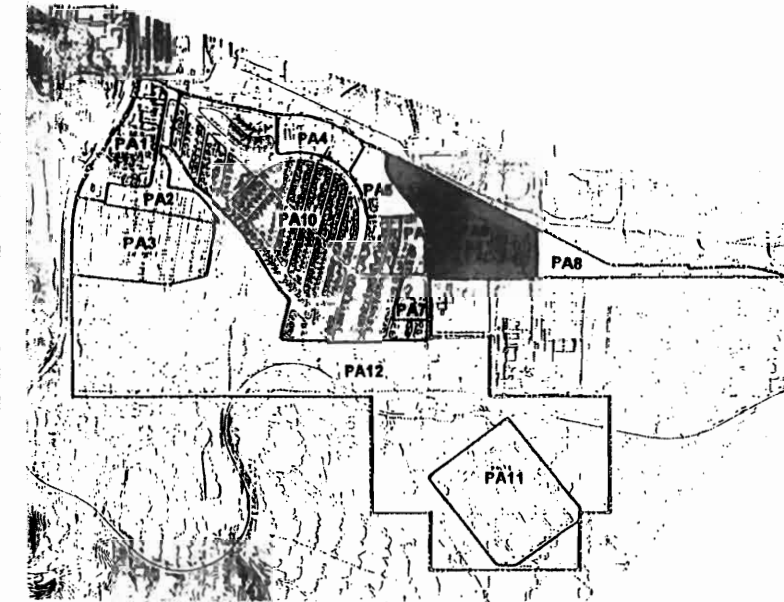
b. Land Use and Development Standards

Land Use: Residential
Acreage: ± 29.1 acres
Units: 60 DU's

c. Design Guidelines

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- Vehicular access from Kaiser Road shall be prohibited.
- Eagle Mountain Road will be realigned to achieve a 90° intersection with Kaiser Road.

- The area adjacent to Kaiser Road shall be treated as natural open space but shall include a visual buffer consisting of landscaping, berms, or fencing adjacent to Circle Drive and Elm Street. Landscaping of this area shall recognize the future southerly relocation of Kaiser Road.
- Section III.B of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map

Planning Area 9

Residential
Area: 29.1 Acres
Total Units: 60 DUs

- Existing Drainage
- Existing House/Garage Foundation (Structure to be added)
- Landscape Treatment
- Proposed Road Alignment
- Future Southerly Realignment of Kaiser Road

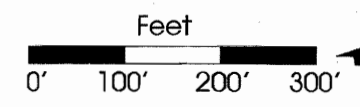
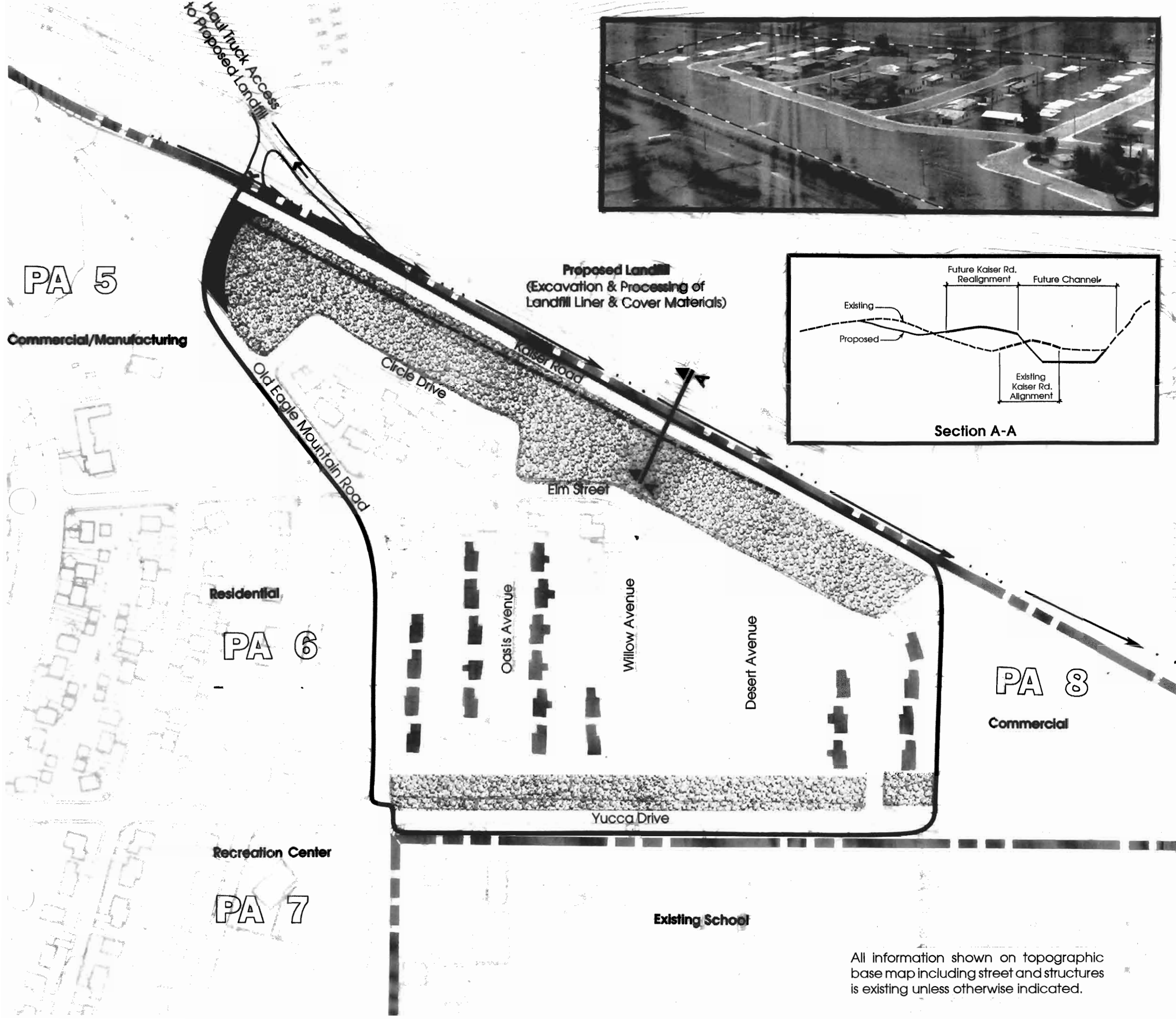
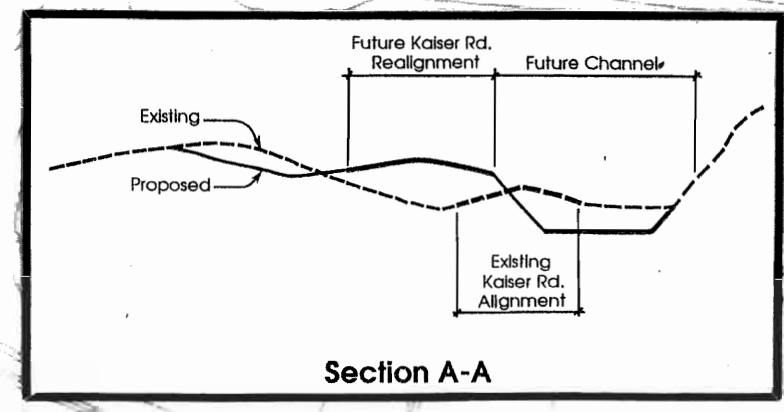


Figure No. III-30



All information shown on topographic base map including street and structures is existing unless otherwise indicated.