

PLANNING AREA 11 Medium Density Residential

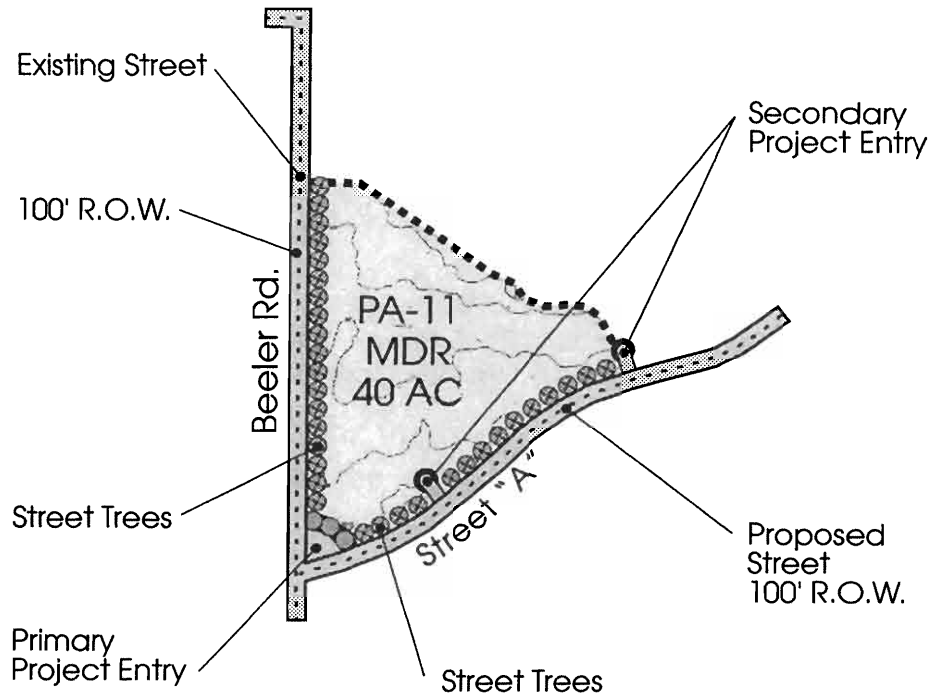
Overall Concept:

Planning Area 10 will consist of single family residential development having a density of 2-5 units per acre. Special design treatment may include the provision of sound walls along Street 'A' and Beeler St. Development of the planning area requires the removal of the existing dairy operation on this property.

Figure 21 shows Planning Area 11 and its relationship to roads and adjacent planning areas. As shown, access to the planning area will be taken from Beeler Road and "A" Street.

- a. Planning Area 11 consists of about 40 acres and is located along the north side of "A" Street and east of Beeler Road. Refer to Specific Plan Zone, Section IV.2.e, herein, and Article VI, Section 6.1a1 and 6.1a6 of Ordinance 348 for detailed zoning information. The minimum lot size for any proposed project within this planning area shall be 7,200 square feet.
- b. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 2, above, for adjacent streets. The northeastern limit of development will be the boundary between Planning Area 11 and adjacent Planning Area 13.
- c. Special Treatment Areas within this planning area include a Primary Project Entry zone at Beeler Road and Street "A". Secondary Project Entry zones at the entrances to Planning Area 11 from "A" Street. The streetscape along these roads will also be developed per the streetscape standards. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.

A landscape buffer between this planning area and PA 13 is also proposed along the northeastern planning area boundary. The design guidelines for this type of interface condition are included in Section V.C.
- d. No unique environmental constraints affect Planning Area 11.
- e. Noise from Street 'A' may need to be analyzed prior to development. No other areas of additional study or mitigation are anticipated.
- f. Planning Area 11 is located within Assessor Parcel Nos. 466-150-010, -017, -018, and -019.



Not to scale

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Planning Area 11- Figure 21