

## 14. Planning Area 14 - Medium High (MH) Density Residential

### a. Descriptive Summary

Planning Area 14, as illustrated in Figure IV-26, consists of  $\pm$  19.2 gross acres to be devoted to Medium High density units at 6.1 du/ac. A maximum of 118 dwelling units are planned in this planning area.

### b. Land Use and Development Standards

Please refer to the Specific Plan Zoning Ordinance, Section III.

### c. Planning Standards

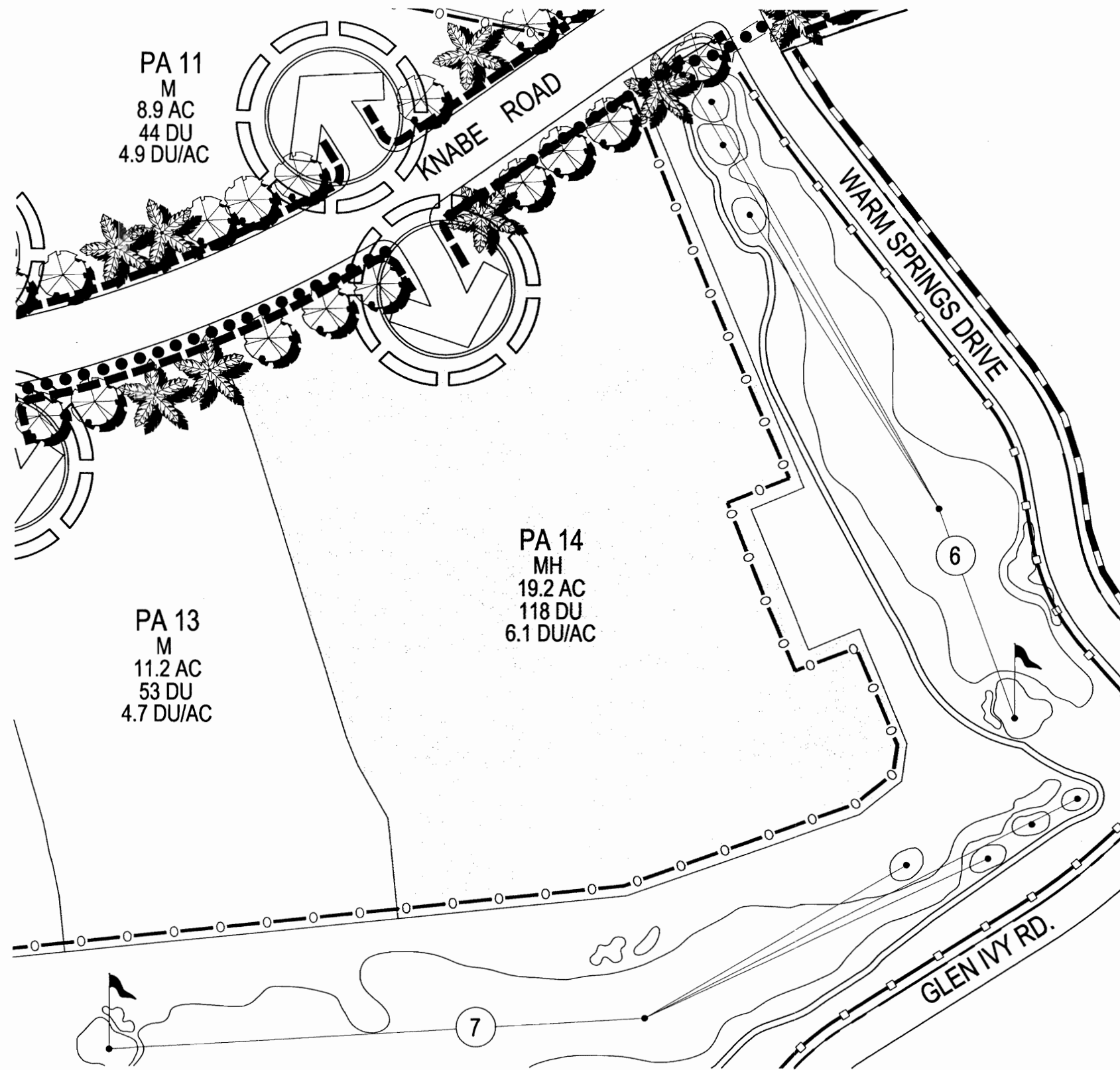
- (1) This planning area may include a variety of lot configurations. The smallest lot configuration shall be a minimum of 4,050 square feet. Dwelling units within the planning area may be a combination of attached (Duets) and detached units. If Duets are proposed, the Duets will only be located on the 4,050 square foot lots. The detached units will be located on all lot configurations.
- (2) A Neighborhood Gated Entry treatment, as illustrated in Figure IV-5, V-3 and V-3A, will be located off of Knabe Road.
- (3) A typical roadway landscape treatment, as illustrated in Figure V-5B, will be located adjacent to Knabe Road.
- (4) A View Fence will be located along the eastern and southern perimeters of the planning area adjacent to the golf course, as illustrated in Figure V-11 and V-11C.
- (5) A Theme Fence, as illustrated in Figure V-11 and V-11D, will be located between the 6th fairway and Warm Springs Drive.
- (6) A Perimeter Wall, as illustrated in Figure V-11 and V-11B, is planned along the north side of the planning area.
- (7) An Equestrian Trail and Fence, as illustrated in Figure V-10, V-10C and V-10D is planned along the north side of the planning area.
- (8) Please refer to Section IV.A for the following Development Plans and Standards that apply site-wide:
  - IV.A.1 - Comprehensive Land Use Plan
  - IV.A.2 - Circulation Plan
  - IV.A.3 - Drainage Plan
  - IV.A.4 - Landscaping Plan
  - IV.A.5 - Water and Sewer Plans
  - IV.A.6 - Public Facility and Special Phasing Requirements

## SPECIFIC PLAN

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- IV.A.7 - Grading Plan
- IV.A.8 - Comprehensive Maintenance Plan

(9) Please refer to Section V for Specific Design Guidelines and related design criteria.

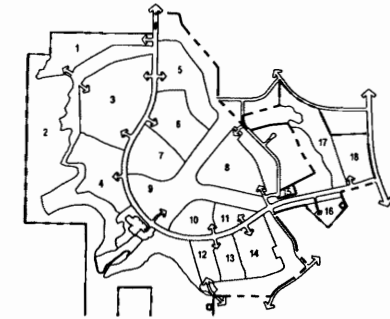


PA 11  
M  
8.9 AC  
44 DU  
4.9 DU/AC





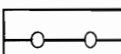
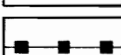

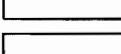
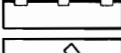
PA 13  
M  
11.2 AC  
53 DU  
4.7 DU/AC

PA 14  
MH  
19.2 AC  
118 DU  
6.1 DU/AC

KEY MAP



LEGEND

-  Neighborhood Gated Entry  
(See Figure IV-5, V-3 & V-3A)
-  Knabe with Golf Course Interface  
(See Figure V-5B)
-  Equestrian Trail / Fence  
(See Figure V-10, V-11 & V-11A)
-  Perimeter Wall  
(See Figure V-11 & V-11B)
-  View Fence  
(See Figure V-11 & V-11C)
-  Theme Fence  
(See Figure V-11 & V-11D)
-  Concrete Block Wall  
(See Figure V-11E)
-  Wrought Iron Fence  
(See Figure V-11F)
-  Potential Access Point

INFORMATION

**MEDIUM HIGH DENSITY (MH)**  
 \* 19.2 ACRES  
 \* 118 UNITS  
 \* 6.1 UNITS / ACRES

