



FIGURE III-14



10. Planning Area 6: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 6, as depicted in Figure III-14, provides for development of 11.0 acres devoted to Medium High density residential uses. The School District has declined to purchase this site for development of an elementary school, and the project proponent has exercised the right to develop this site with medium density residential use, which has previously been an option in the Specific Plan. Access to Planning Area 6 will be provided by Washington Street, and by a proposed channel bridge that connects to Planning Area 3 and Keller Road to the North. A maximum of 61 dwelling units would be allowed at a target density of 5.5 du/ac (density range 5.0-8.0).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 6 shall be provided by local streets via Planning Areas 3, 5A, and 7.
- 2) The greenbelt/drainage corridor (represented by Planning Area 2A) contains a portion of the regional recreation trail and provides a landscaped buffer treatment between Planning Area 6 and adjacent uses to the north and west, as illustrated on Figure IV-14.
- 3) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 4) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |