

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

P.A. 7
MEDIUM
21.1 AC./85 Units

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

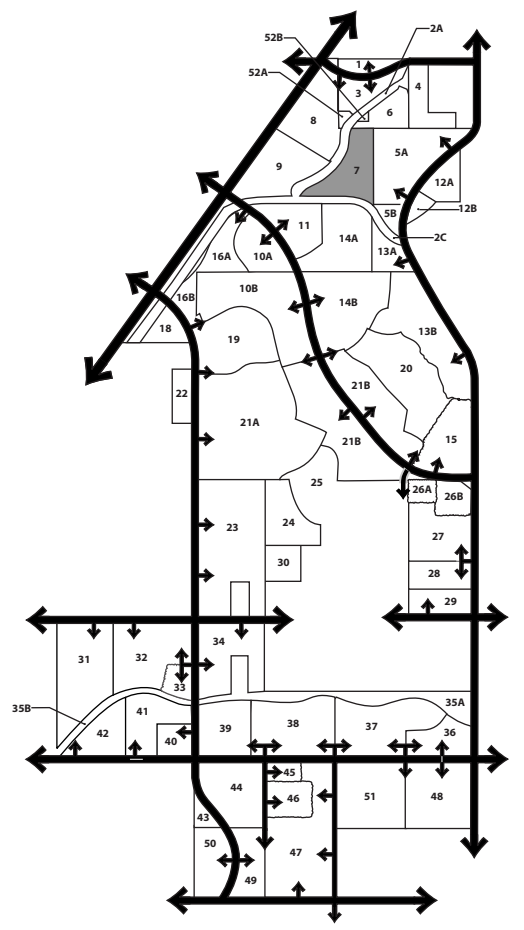


FIGURE III-16



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

11. Planning Area 7: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 7, as depicted in Figure III-16, provides for development of 21.1 acres devoted to Medium density residential uses. A maximum of 81 dwelling units are planned at a target density of 3.8 du/ac (density range 2.0-5.0 du/ac).

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 7 shall be provided by local streets via Planning Area 5A.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 7 and adjacent uses to the north, west and south.
- 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 |