

32. Planning Area 23: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 23, as depicted in Figure III-24, provides for development of 70.5 acres devoted to Medium density residential uses. A maximum of 261 dwelling units are planned at a target density of 3.7 du/ac. One existing residential structure lies within the boundaries of Planning Area 23.

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 23 shall be provided from Pourroy Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Pourroy Road and Thompson Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersections of Pourroy Road and the southern entrance into Planning Area 23.
- 4) A land use edge transition, as illustrated on Figure IV-10, shall serve as a buffer zone between the proposed residential uses in Planning Area 23 and adjacent off-site land uses.
- 5) Lots in Planning Area 23 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 6) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and Thompson Road.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

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|--------------------------------|---|
| 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 |

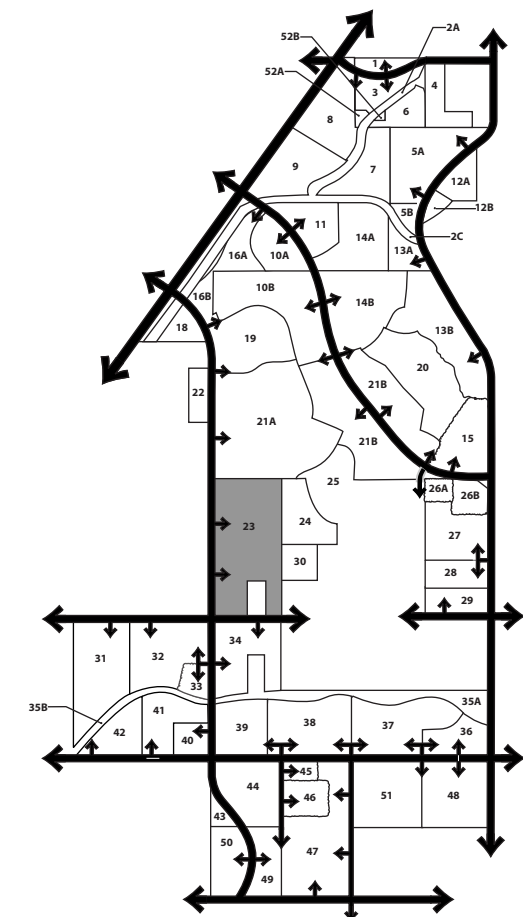
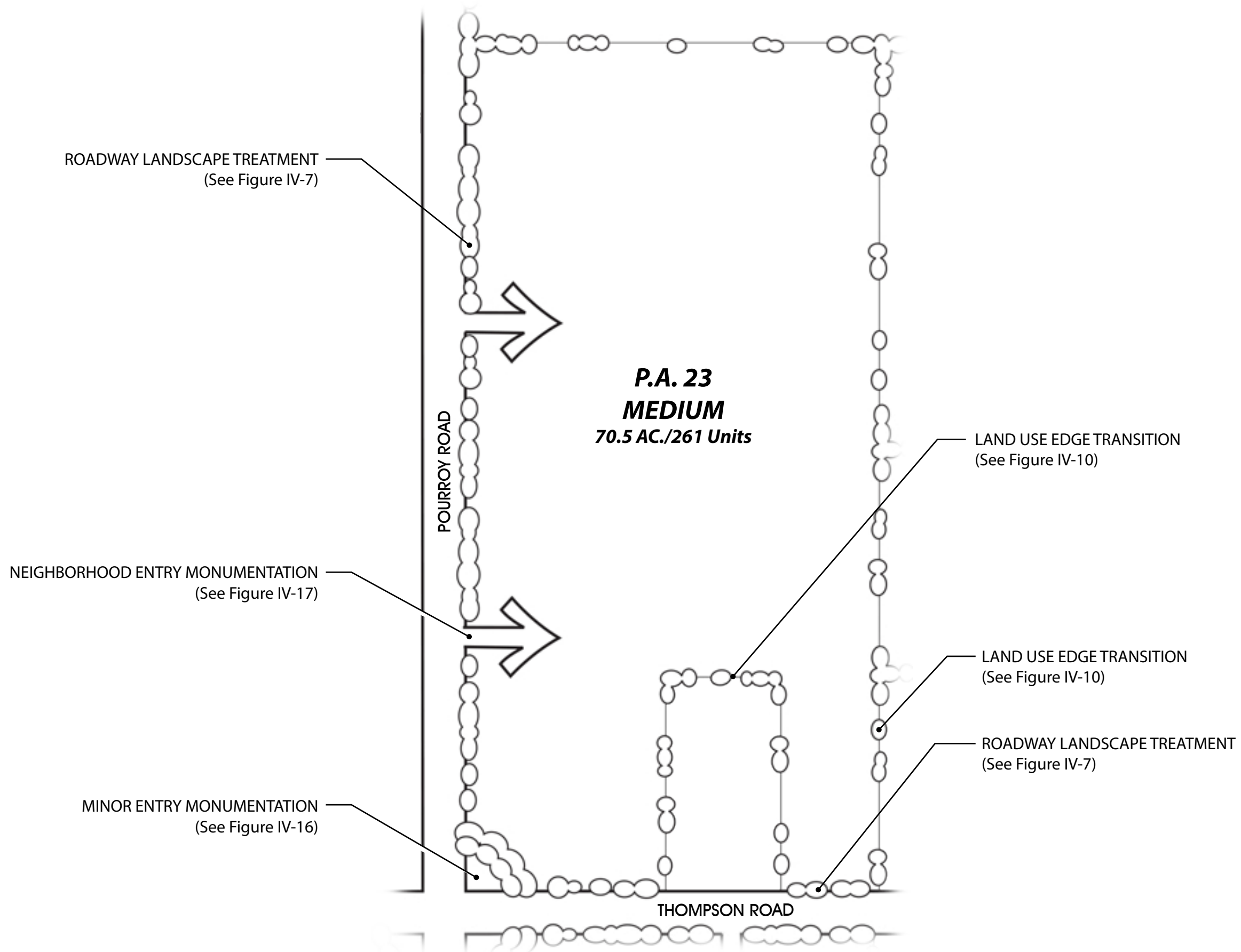


FIGURE III-24



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6