

**Figure III-16, PA 7**

Planning Area  
7

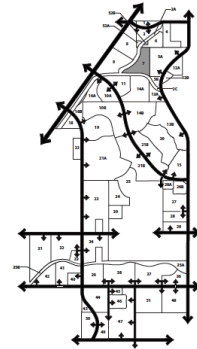
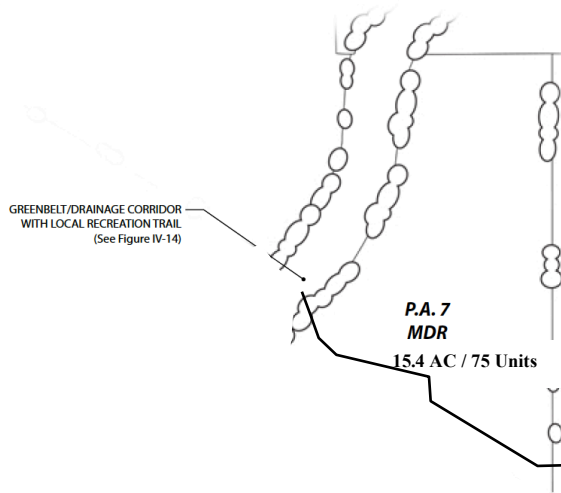


FIGURE III-16

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

**a. Descriptive Summary**

Planning Area 7, as depicted in Figure III-16, provides for development of 15.4 acres devoted to Medium density residential uses. A maximum of 75 dwelling units are planned at a target density of 4.8 du/ac (density range 2.0-5.0 du/ac).

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4500. (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                      |