

1. Planning Area 1: Very High Density Residential Multi-Family

a. Descriptive Summary

Planning Area 1, as depicted in Figure III-12, provides for development of 17.9 acres devoted to Very High density residential uses. A maximum of 269 dwelling units are planned at a target density of 15.0 du/ac (density range 14-20 du/ac).

b. Land Use and Development Standards

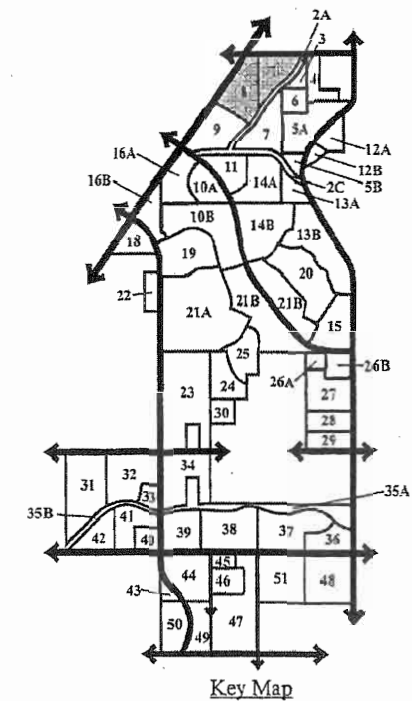
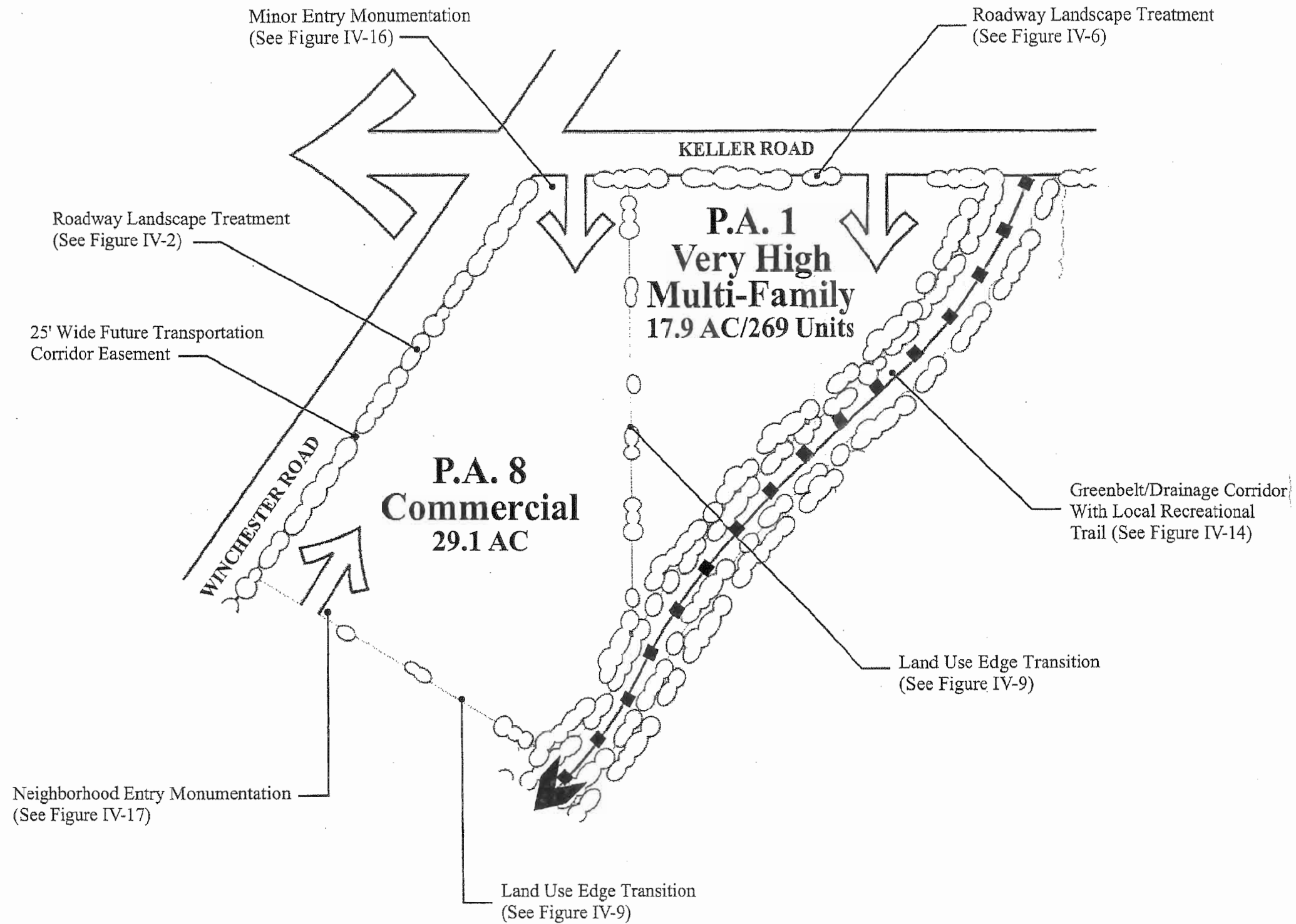
Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 1 shall be provided from Keller Road.
- 2) A roadway landscape treatment, as shown on Figure IV-6, is planned along Keller Road.
- 3) A greenbelt/drainage corridor treatment, containing a portion of the regional recreation trail, as illustrated on Figure IV-14, will provide a landscape buffer between Planning Area 1 and adjacent uses to the south and east.
- 4) A special landscape treatment, as shown on Figure IV-9, shall be provided between Planning Area 1 and adjacent commercial uses to the west.
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 6) 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 |

Planning Areas 1 & 8



SOURCE: T&B Planning Consultants