

29. Planning Area 23: Medium Density Residential

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. Lot sizes will be a minimum of 7,200 square feet (density range 2-5 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. 348.4500. (See Specific Plan Zone Ordinance Tab.)

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:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

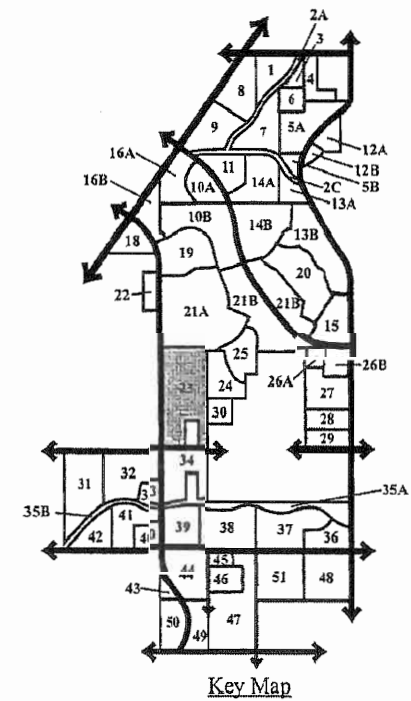
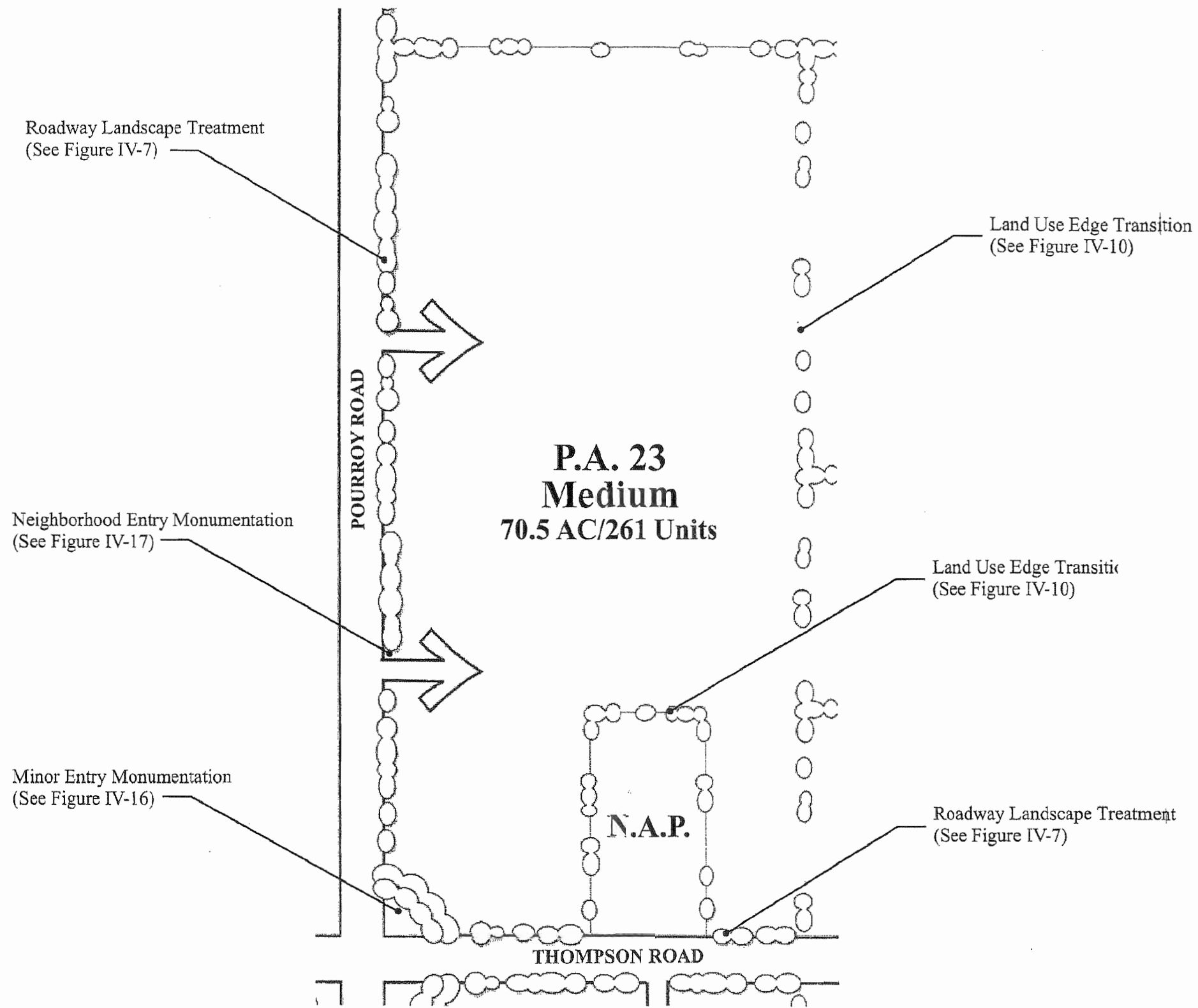
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan



SOURCE: T&B Planning Consultants