

34. Planning Area 27: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 27, as depicted in Figure III-26, provides for development of 27.8 acres devoted to Medium density residential uses. A maximum of 102 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 of 2-5 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 27 shall be provided from Street "A" and Washington Road.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Street "A" and Washington Road.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential uses in Planning Area 27 and adjacent park uses in Planning Area 26.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as landscape buffer between on-site residential uses and adjacent off-site land uses to the west.
- 5) Lots in Planning Area 27 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) The site design of Planning Area 27 shall recognize the approved parcel map for the off-site property to the west. This parcel map includes Charlois Drive and Yates Road, 60-foot dedicated rights-of-way, running north-south and east-west respectively along the western edge of Planning Area 27. Adequate local roadway access shall be provided to this off-site property pursuant to Riverside County Transportation Department standards.

- 7) Roadway landscape treatments, as shown on Figures IV-3 and IV-5, are planned along Street "A" and Washington Road, respectively.
- 8) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 9) 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

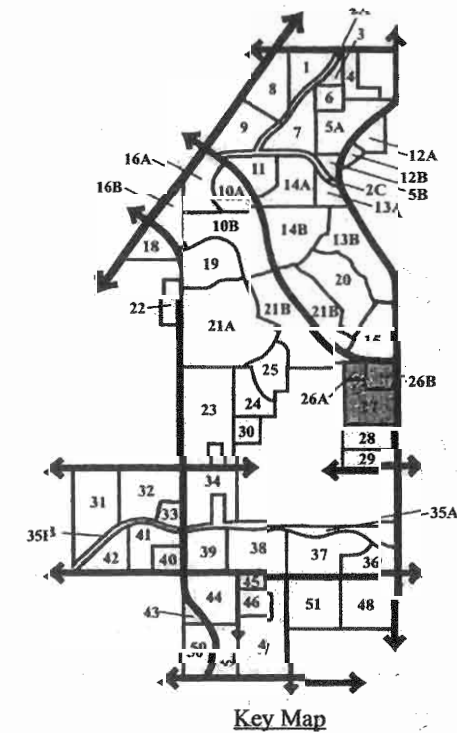
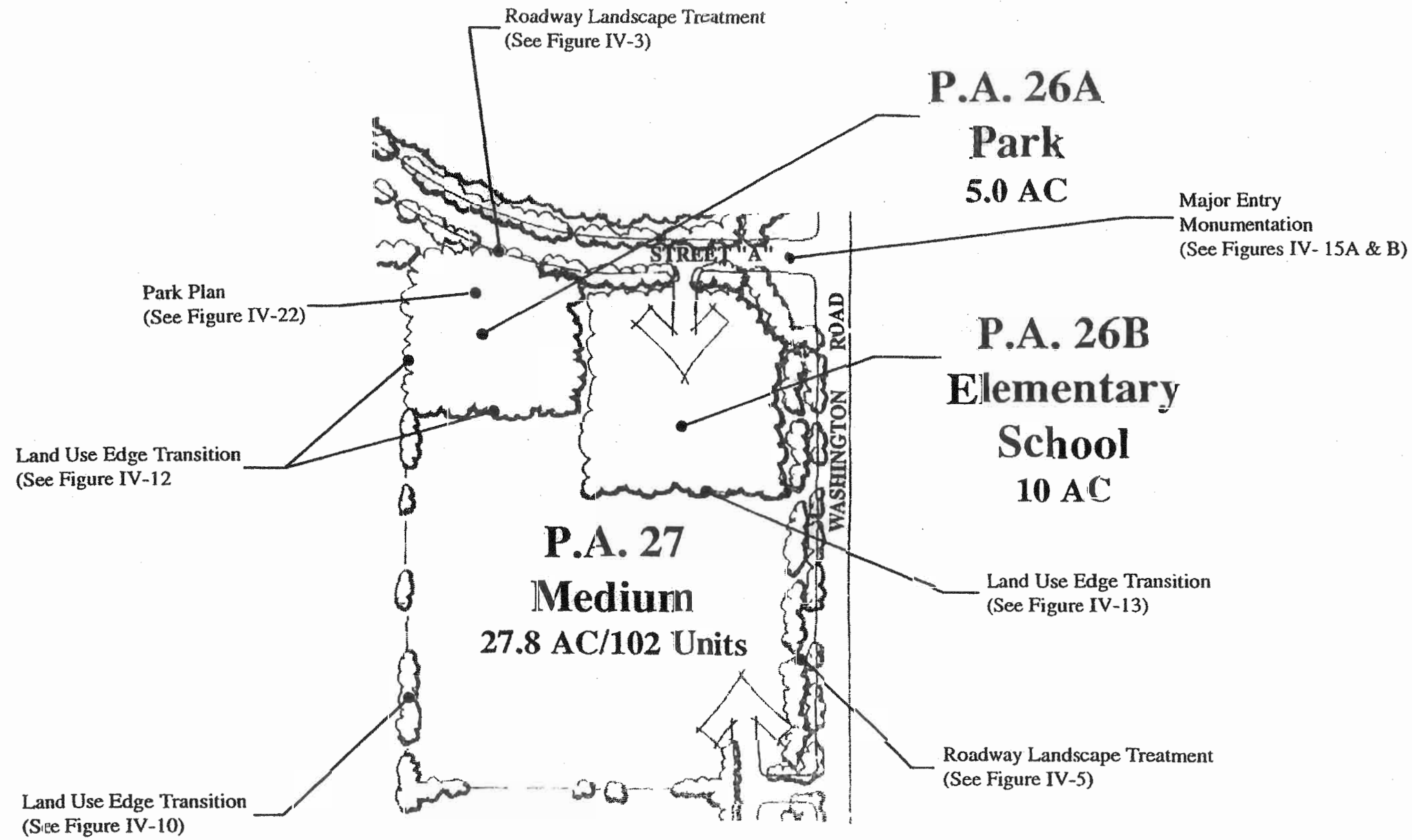
III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

III. Specific Plan

Planning Areas 26A, 26B, & 27



SOURCE: T&E Planning Consultants



Not to Scale

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