

45. Planning Area 37: Medium Low Density Residential

a. Descriptive Summary

Planning Area 37, as depicted in Figure III-32, provides for development of 38.5 acres devoted to Medium Low density residential uses. A maximum of 104 dwelling units are planned at a target density of 2.7 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-4 du/ac).

b. Land Use and Development Standards

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

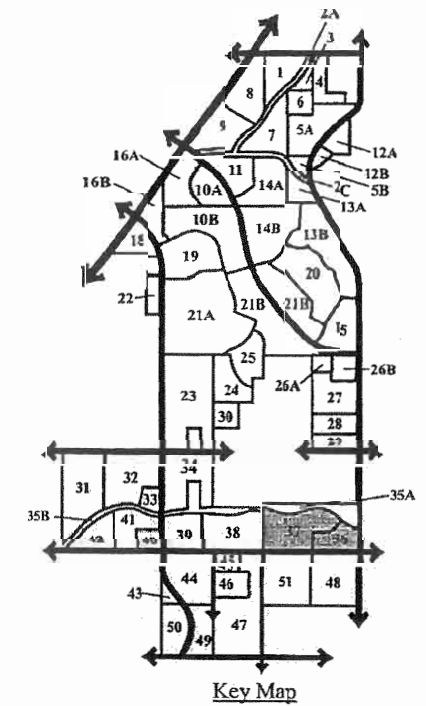
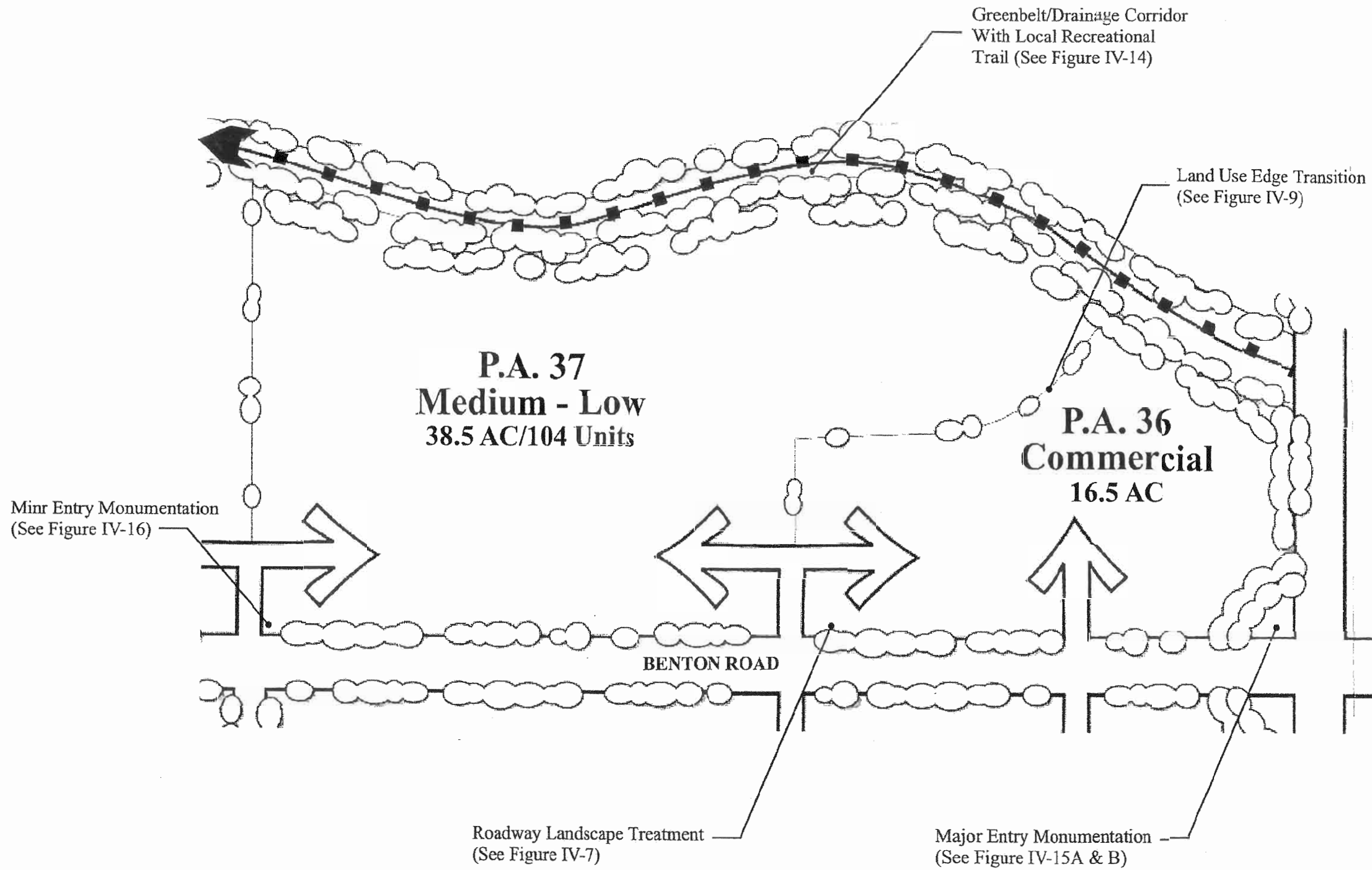
c. Planning Standards

- 1) Primary access to Planning Area 37 shall be provided from Benton Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Benton Road and Street "D".
- 3) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 37 and adjacent uses to the north.
- 4) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between proposed residential uses in Planning Area 37 and commercial uses in Planning Area 36.
- 5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 7) 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 |

III. Specific Plan

Planning Areas 36 & 37



SOURCE: T&B Planning Consultants