

51. Planning Area 43: Very Low Residential

a. Descriptive Summary

Planning Area 43, as depicted in Figure III-35, provides for development of 4.1 acres devoted to Very Low density residential uses. A maximum of 1 dwelling unit is planned at a target density of 0.2 du/ac (density range 0.2 -0.4 du/ac)

b. Land Use and Development Standards

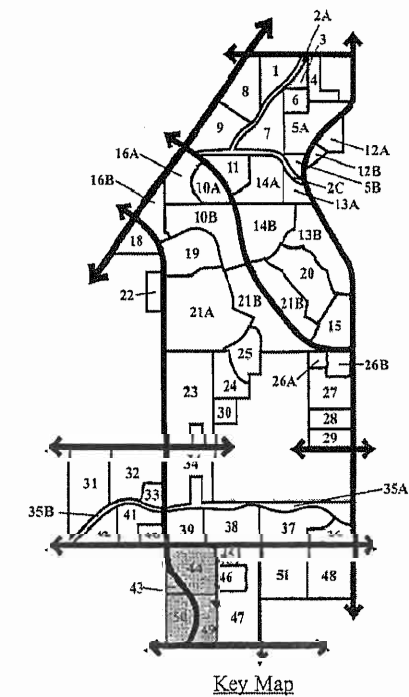
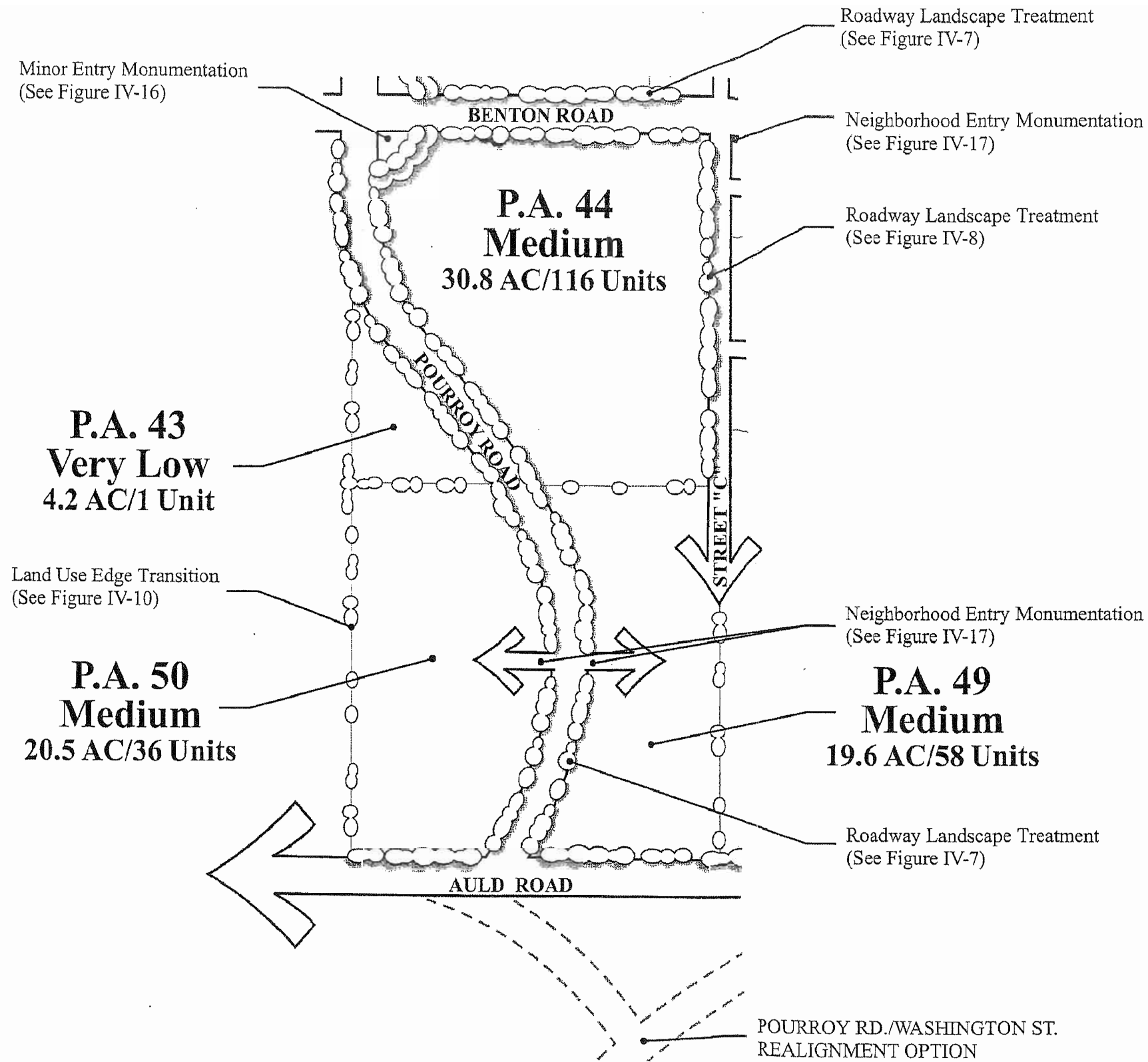
Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 43 shall be provided from Pourroy Road.
- 2) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 43 and adjacent off-site uses to the south and west.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) 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

Planning Areas 43, 44, 49 & 50



SOURCE: T&B Planning Consultants