

**57. Planning Area 49: Medium Density Residential (7,200 s.f.)**

**a. Descriptive Summary**

Planning Area 49, as depicted in Figure III-35, provides for development of 19.6 acres devoted to Medium density residential uses. A maximum of 58 dwelling units are planned at a target density of 3.0 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 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 49 shall be provided from Pourroy Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the entrance into Planning Area 49.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Pourroy Road and along the north side of Auld Road.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 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.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

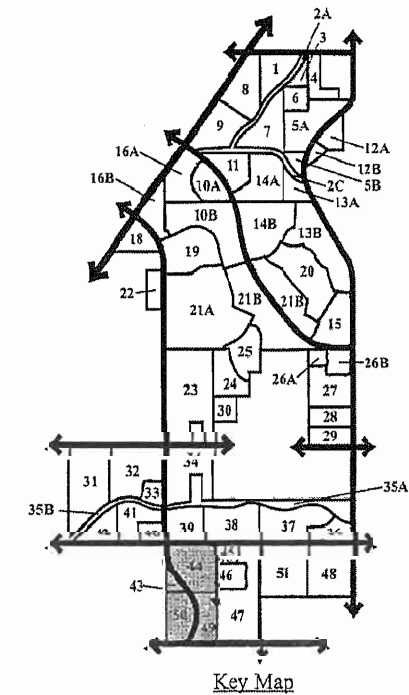
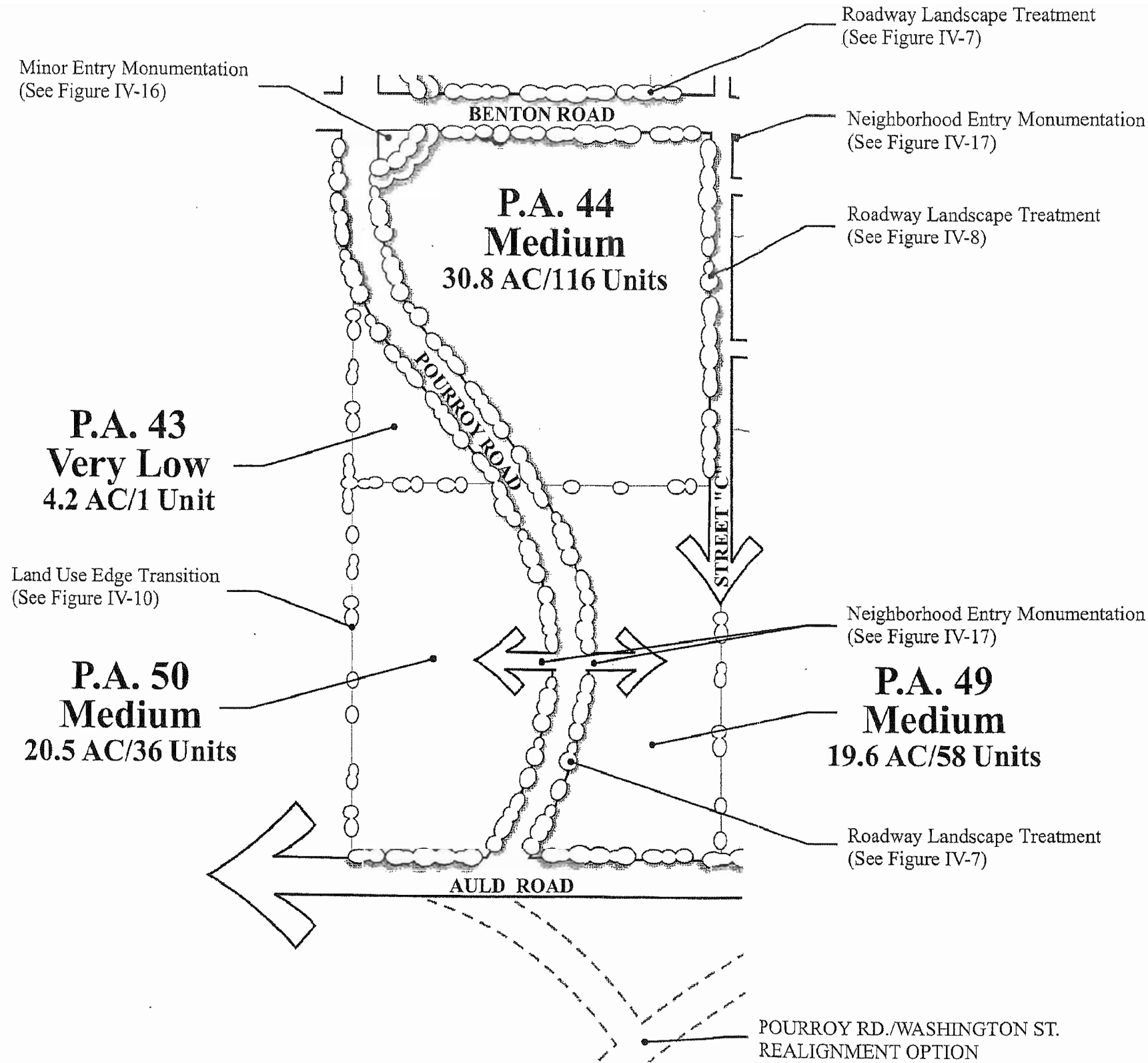
III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

# Planning Areas 43, 44, 49 & 50



SOURCE: T&B Planning Consultants