

6. PLANNING AREA 6

a. Descriptive Summary

During Kaiser's mining operations, this area contained a small 15 unit single family neighborhood and is an extension of the residential neighborhoods found in Planning Area 10. Currently, Planning Area 6 contains two existing single family residences and 13 existing single family residential pad/foundations. Each residential site contains sufficient area to accommodate two tandem off street parking spaces. Planning Area 6 is being considered separately from Planning Area 10 because two development alternatives are allowed within this planning area. The first alternative would allow the development of 15 single family homes at the approximate location of prior residential structures. A second option would allow the construction of new multiple family dwellings with a maximum of 37 units. Should the multiple family development option be selected, the two existing single family residences would be relocated to vacant pads/foundations within other residential planning areas. Smoke Tree Drive and the existing building foundations would also be removed to allow integrated site planning of the entire planning area as a multi-family complex. Buffering will be provided along the western boundary to provide separation from adjacent single family residences.

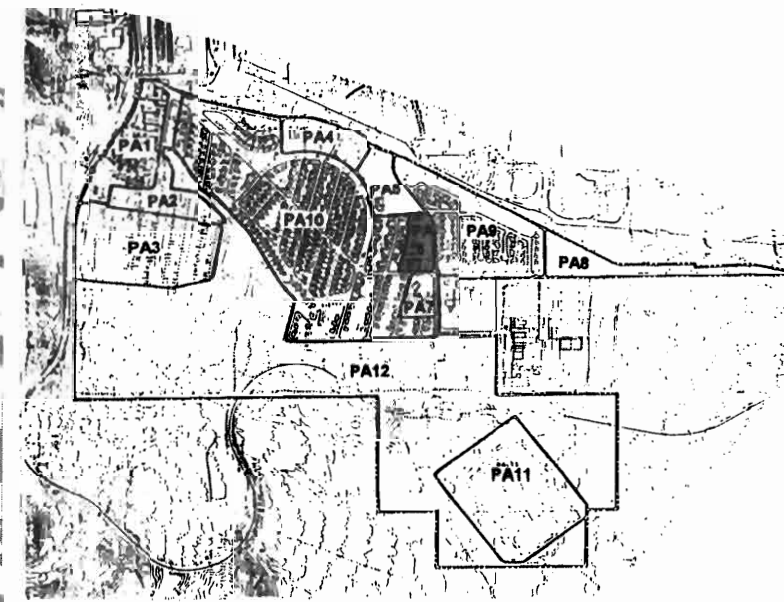
b. Land Use and Development Standards

Land Use: Residential
Acreage: ± 4.7 acres
Units: 15-37 DU's

c. Design Guidelines

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- If multiple family residences are constructed, a visual buffer consisting of landscaping, fencing, berming or other appropriate method shall be constructed where Planning Area 6 adjoins the single family residences to the west.





- If multiple family residences are constructed, all existing streets and single family pads/foundations shall be removed.
- Section III.B of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map

Planning Area 6

Residential
Area: 4.7 Acres
Total Units: 15-37 DUs

-  Existing House/Garage Foundation (Structure to be added for Single Family Development)
-  Landscape Buffer (Multi-Family Development option only)
-  Proposed Cul-de-sac
-  Proposed Road Abandonment

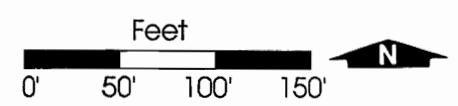
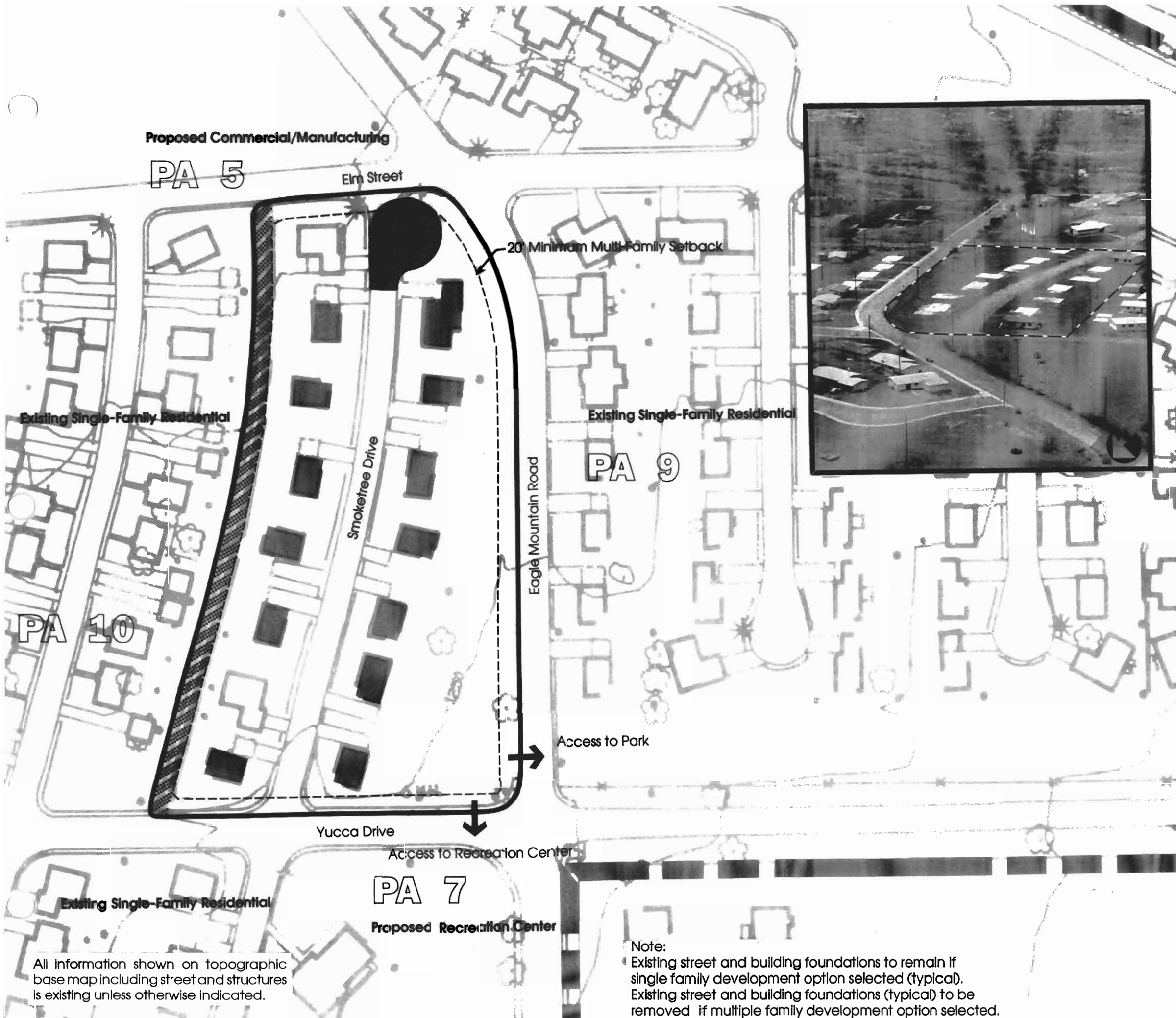


Figure No. III-27



Note:
 Existing street and building foundations to remain if single family development option selected (typical). Existing street and building foundations (typical) to be removed if multiple family development option selected.

All information shown on topographic base map including street and structures is existing unless otherwise indicated.