

15. Planning Area 15: Medium-High Density Residential

a. Descriptive Summary

Planning Area 15, as depicted in Figure 51, Planning Area 15, provides for development of a 65 acres devoted to Medium-High Density residential uses. A maximum of 390 dwelling units is planned at a target density of 6.0 dwelling units per acre. A minimum lot size shall be 5,000 square feet. All lots shall have a minimum usable pad area of not less than 4,500 square feet.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

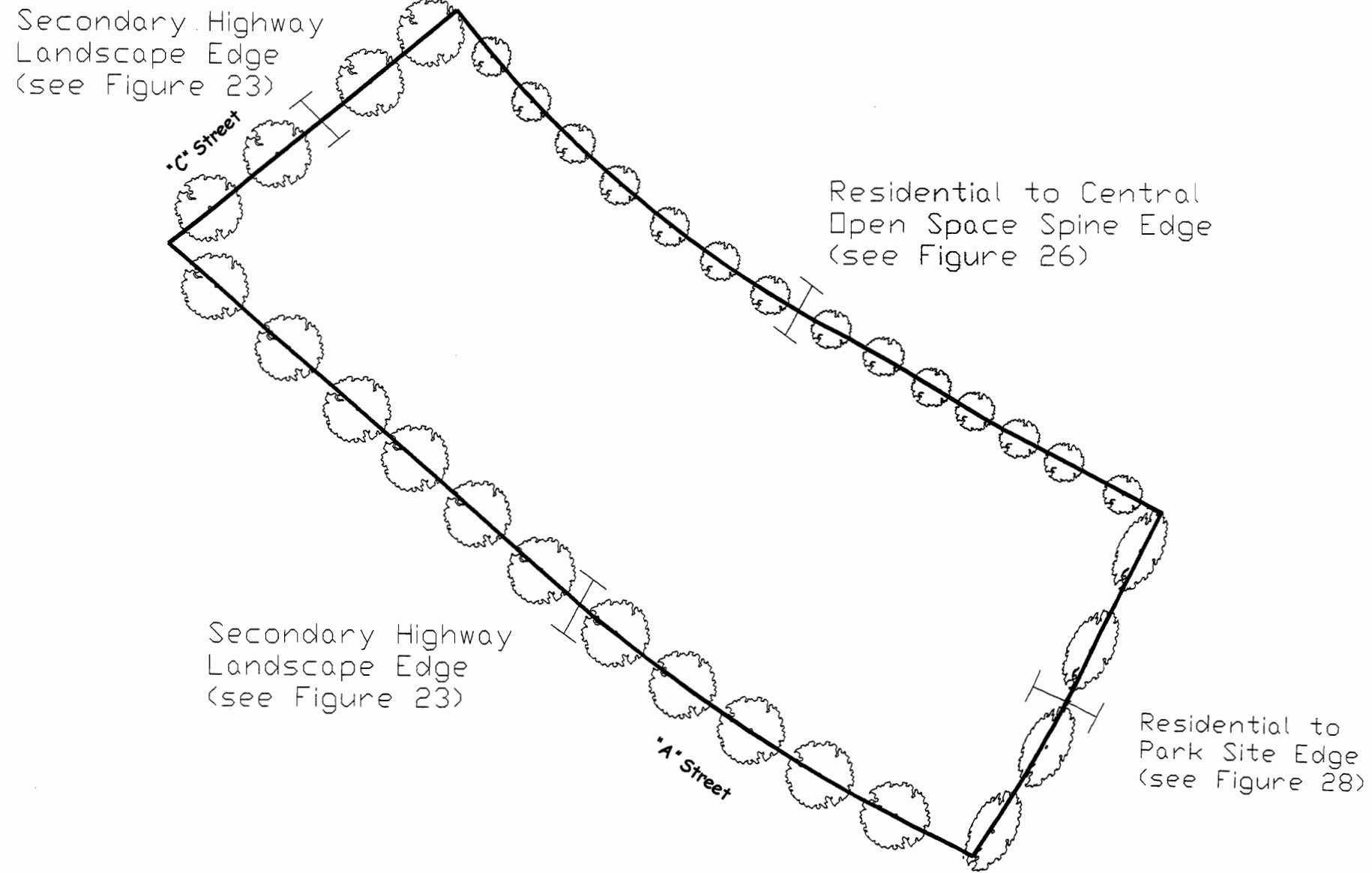
- 1) Primary access to Planning Area 15 shall be provided from “A” and “C” Streets (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “A” and “C” Streets adjacent to Planning Area 15.
- 3) Neighborhood entry monuments shall be provided along any residential entry roadway(s) accessing Planning Area 15 from a proposed Secondary Highway (“A” or “C” Streets).
- 4) A land use edge treatment, as illustrated in Figure 26, Residential to Central Open Space Spine Edge, shall serve as a buffer between proposed residential uses in Planning Area 15 and the Central Open Space Spine.
- 5) A land use edge transition, as shown in Figure 28, Residential to Park Site Edge, shall serve as a buffer between the proposed residential uses in Planning Area 15 and the adjacent local park in Planning Area 21.
- 6) Park improvement plans for the ten acre local park within Planning Area 21 shall be submitted by the developer prior to the issuance of the 200th building permit within Planning Areas 12 and/or 15. This local park within Planning Area 21 will be constructed and fully operable prior to the issuance of the 225th building permit within Planning Areas 12 and/or 15.

- 7) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

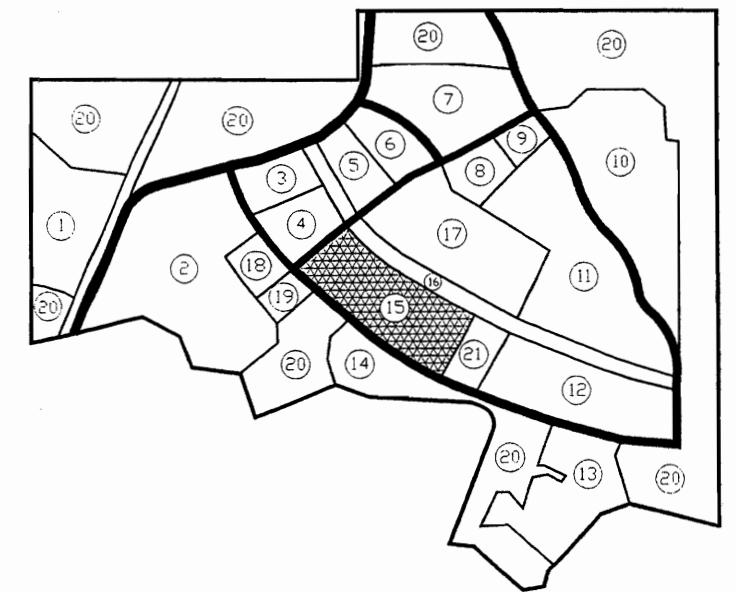
III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Project Phasing Plan
III.A.8: Landscape Plan
III.A.9: Comprehensive Maintenance Plan

FIGURE 51
Planning Area 15



Planning Area 15
 65 acres
 390 dwelling units
 6.0 dwelling units per acre



JOHNSON RANCH

Specific Plan No. 307/E.I.R. No. 402