

10. Planning Area 10

a. Descriptive Summary

Planning Area 10, as illustrated in Figure V-10, consists of about 20.0 acres to be devoted to Medium Density Residential at four units per acre (4 DU/ac). Up to 73 units may be accommodated within a density range of 2-5 units per acre.

Land Use and Development Standards

b. Please refer to Ordinance No. 348 ____ (See SP Ordinance Tab).

c. Planning Standards

- (1) Primary access to Planning Area 10 will be provided from the Village Loop Road. Secondary access will be provided from Craig Avenue and Garbani Road.
- (2) Pedestrian / bicycle access to Planning Area 10 will be provided from the Loop Road / Secondary Project Access Roads enhanced parkway / paseos.
- (3) Garbani / Village Loop Road - Residential Streetscape as illustrated in Figure VI-8.
- (4) Secondary Project Access Roads Streetscape as illustrated in Figure VI-9.
- (5) Secondary Project Entry Treatment as illustrated in Figure VI-13.
- (6) Community Theme Walls as illustrated in Figure VI-14.
- (7) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 10 Medium Density Residential Figure V-10

