

## 12. Planning Area 12

### a. Descriptive Summary

Planning Area 12, as illustrated in Figure V-12, consists of about 80.4 acres to be devoted to Medium High Density Residential at four units per acre (4 DU/Ac). Up to 293 units may be accommodated within a density range of 2-5 units per acre.

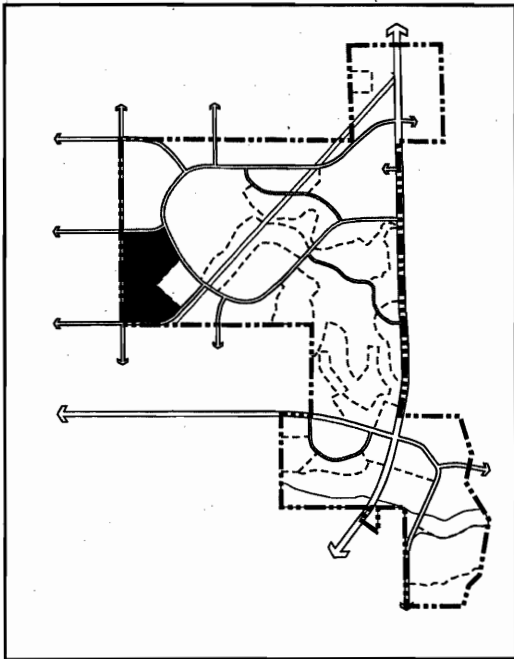
### b. Land Use and Development Standards

Please refer to Ordinance No. 348 \_\_\_\_ (See SP Ordinance Text)

### c. Planning Standards

- (1) Primary access to Planning Area 12 will be provided from the Village loop Road. Secondary access will be provided from Garbani / Wickerd Secondary Access Roads.
- (2) Pedestrian / bicycle access to Planning Area 12 will be provided from the :Loop Road / Secondary Access Roads enhanced parkway/ paseos.
- (3) Village loop Road – Residential Streetscapes as illustrated in Figure VI-8
- (4) Secondary project access Roads and streetscapes as illustrated in Figure VI-9
- (5) Secondary project Entry Treatment as illustrated in Figure VI-13
- (6) Central Paseo Section as illustrated in Figure IV-8.
- (7) Community them Wall as illustrated in Figure VI-14
- (8) Refer to Design Standards and Guidelines VI for further land use standards, architectural and landscape guidelines.

# Planning Area 12 Medium Density Residential Figure V-12



Garbani Road  
Streetscape  
(Fig VI-8)

