

## 13. Planning Area 13

### a. Descriptive Summary

Planning Area 13, as illustrated in Figure V-13, consists of about 20.0 acres proposed as a School site.

### b. Land Use and Development Standards

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

### c. Planning Standards

- (1) Primary access to Planning Area 13 will be provided from the Village Loop Road. Secondary access will be provided from the Beeler Secondary Project Access Road.
- (2) Pedestrian / bicycle access to Planning Area 13 will be provided from the Central Paseo / Recreational Corridor and the Loop Road / Secondary Project Access Road enhanced parkways / paseos.
- (3) Village Loop Road / Residential Streetscape as illustrated in Figure VI-8.
- (4) Secondary Project Access Road Streetscape as illustrated in Figure VI-9.
- (5) Secondary Project Entry Treatment as illustrated in Figure VI-13.
- (6) Community Theme Wall Concepts as illustrated in Figure VI-14.
- (7) Central Paseo Section as illustrated in Figure IV-8.
- (8) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

## 14. Planning Area 14

**a. Descriptive Summary**

Planning Area 14, as illustrated in Figure V-14, consists of about 27.0 acres to be devoted to Medium Density Residential at four units per acre (4 DU/ac). Up to 98 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 Tab).

**c. Planning Standards**

- (1) Primary access to Planning Area 14 will be provided from the Village Loop Road. Secondary access will be provided from the Beeler Secondary Project Access Road.
- (2) Pedestrian / bicycle access to Planning Area 14 will be provided from the Loop Road / Beeler Secondary Project Access Road enhanced parkways / paseos.
- (3) 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.

## **15. Planning Area 15**

# Planning Area 14 Medium Density Residential Figure V-14

