

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

a. Descriptive Summary

Planning Area 15, as illustrated in Figure V-15, consists of about 48.2 acres to be devoted to Medium High Density Residential at six units per acre (6 DU/ac). Up to 263 units may be accommodated within a density range of 5-8 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 15 will be provided from the Village Loop Road.
- (2) Pedestrian / bicycle access to Planning Area 15 will be provided from the Loop Road enhanced parkway / paseo.
- (3) Village Loop Road - Residential Streetscape as illustrated in Figure VI-15.
- (4) Community Theme Walls as illustrated in Figure VI-14.
- (5) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

16. Planning Area 16

Planning Area 15 Medium Density Residential Figure V-15

