

29. Planning Area 29

a. Descriptive Summary

Planning Area 29, as illustrated in Figure V-29, consists of about 69.1 acres to be devoted to Medium Density Residential at four units per acre (4 DU/ac). Up to 226 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 29 will be provided from Washington Street.
- (2) Pedestrian / bicycle access to Planning Area 29 will be provided from the Washington Street enhanced parkway / paseo.
- (3) The 5-acre mini-park within Planning Area 29 will include such amenities as picnic facilities, ball field, walkways, and sufficient parking.
- (4) Washington Road Streetscape as illustrated in Figure VI-11.
- (5) Community Theme Walls as illustrated in Figure VI-14.
- (6) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 29

Medium Density Residential

Figure V-29

