

## **PLANNING AREA 10 Medium Density Residential**

### Overall Concept:

Planning Area 10 will consist of single family residential development having a density of 2-5 units per acre. Special design treatment may include the provision of sound walls along Street 'A' and Beeler Street. Development of the planning area requires the removal of the existing dairy operation on this property.

Figure 20 shows Planning Area 10 and its relationship to roads and adjacent planning areas. As shown, access to the planning area will be taken from "A" Street. Cross-access for pedestrians and bicyclists between Planning Area 10 and the park in Planning Area 9 shall be required as individual project designs within PA 10 warrant.

- a. Planning Area 10 consists of about 44 acres and is located along the south side of "A" Street just east of Beeler Road. It is zoned for Medium Density Residential. Refer to Specific Plan Zone, Section IV.2.e, herein, and Article VI, Section 6.1a1 and 6.1a6 of Ordinance 348 for detailed zoning information. The minimum lot size for any proposed project within this planning area shall be 7,200 square feet.
- b. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 2, above, for adjacent streets. The eastern and southern limits of development will be the boundary between Planning Area 10 and adjacent existing agricultural uses. Development of this planning area will also include the full width of Street "A" for its length opposite the open space in Planning Area 8.
- c. Special Treatment Areas within this planning area include a Primary Project Entry zone at Beeler Road and Street "A". Secondary Project Entry zones at the entrances to Planning Area 10 from "A" Street. The streetscape along these roads will also be developed per the District 3 Modified streetscape standards. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.

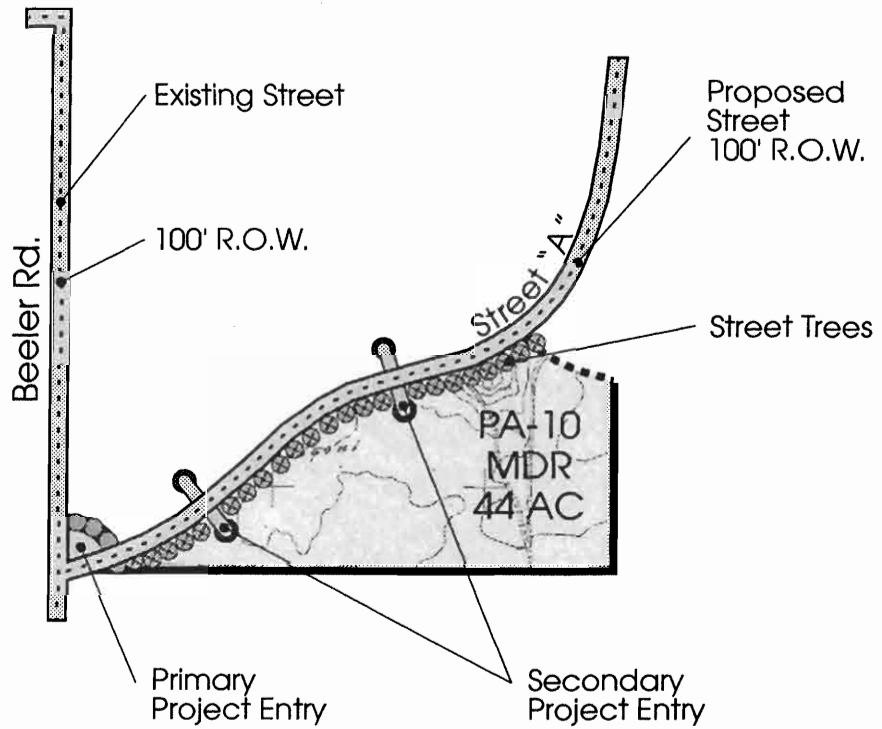
Walls for screening and noise containment shall be constructed along Street 'A' and along the shared boundaries with offsite dairy use and planned residential development within Specific Plan No. 310.

A landscape buffer between this planning area and off-site development, whether it is existing agriculture or future residential, is also proposed along the southern and eastern planning area boundaries. The design guidelines for this type of interface condition are included in Section V.C. Requirements of Ordinance No. 625, the right to farm ordinance, shall be applied to PA 10 if adjacent agricultural uses are existing at the time of development approvals.

The interface between the park and the residential neighborhood is important to the success of both. Although the final design of this edge will be determined at the time of residential project approval, examples of such edge treatments are shown in Section V.C for this condition.

The booster station for the sewer system shall be constructed within this planning area and screened with walls and landscaping.

- d. No unique environmental constraints affect Planning Area 10. Lands to the east and south are outside of the project. Beeler Road shall serve as the buffer to uses lying to the west. Uses to the south are located within Specific Plan No. 310 (Domenigoni-Barton) that mirror the proposed land use and density. A masonry wall shall be constructed along the east boundary of Planning Area 10 as the buffer between residential and agricultural uses.
- e. Noise from Street 'A' may need to be analyzed prior to development. No other areas of additional study or mitigation are anticipated.
- f. Planning Area 10 is located within Assessor Parcel Nos. 466-150-010, -017, -018, -019, and -020.



Not to scale

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Planning Area 10- Figure 20