

## K. PLANNING AREA 11: LOW DENSITY RESIDENTIAL

### 1.0 DESCRIPTIVE SUMMARY

Planning Area 11, as shown on Figure 4-7, provides for the development of 11.0 acres with a maximum of 18 dwelling units at a density of 1.6 du/ac. The minimum lot size for Planning Area 11 shall be 20,000 square feet.

### 2.0 LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.4700. (See *Specific Plan Zoning Ordinance* in Section VI).

### 3.0 PLANNING STANDARDS

- Site plan concepts for the homes within this planning area shall be as conceptually depicted in Figure 5-12, *20,000 Minimum S.F. Site Plan Concept*.
- Streetscapes shall be provided as depicted on Figure 5-29, *Streetscape Concept Plan*.
- Homes within this planning area that are adjacent to Briggs Road and Mountain Avenue shall feature a special interface, as depicted in Figure 5-79, *Typical 20,000 S.F. Residential Lot at Briggs Road and Mountain Avenue – Planning Area 11*.
- Homes within this planning area that are adjacent to Menifee Road and Mountain Avenue shall feature a landscaping condition, as depicted in Figure 5-38, *20,000 S.F. Residential Lot and Briggs Road Interface*, and Figure 5-42, *20,000 S.F. Residential Lot and Mountain Avenue Interface*, respectively.
- Roadway landscape treatments, as shown in Figure 5-36, *Briggs Road Streetscape*, and Figure 5-37, *Briggs Road Perspective*, are planned along Briggs Road.
- Roadway landscape treatments, as shown in Figure 5-43, *Community Collector Streetscape at Park and School*, are planned along the adjacent Collector Road.
- Roadway landscape treatments, as shown in Figure 5-41, *Mountain Avenue Streetscape – Planning Area 11*, are planned along this portion of Mountain Avenue.
- Roadway landscape treatments, as shown in Figure 5-44, *Interior Neighborhood Road and Private Drive Streetscape*, are planned along local roads and private drives.
- Homes within this planning area that are adjacent to the equestrian staging area shall feature a special interface, as depicted in Figure 5-75, *20,000 S.F. Residential Lot and Equestrian Staging Area Interface*.
- Trails shall be provided as depicted on Figure 5-63, *Trails Concept Plan*.

- Walls and fencing shall be constructed as depicted in Figure 5-82, *Wall and Fence Plan*. Block wall fencing shall be constructed as depicted in Figure 5-83, *Wall and Fence Details – Block Wall / Privacy Fence*. View fencing shall be constructed as depicted in Figure 5-84, *Wall and Fence Details – View Fence*. Theme fencing shall be constructed as depicted in Figure 5-85, *Wall and Fence Details – Theme Fence*.
- Maintenance responsibility shall be provided as depicted on Figure 5-80, *Maintenance Responsibility Master Plan*.
- Please refer to Section V, *Design Guidelines* for other related design criteria.
- Please refer to Section III, *Specific Plan* for the following standards that apply site-wide:
  - III.A: Land Use Plan
  - III.B: Circulation Plan
  - III.C: Drainage Plan
  - III.D: Water and Sewer Plan
  - III.E: Grading Plan
  - III.F: Open Space and Recreation Plan
  - III.G: Project Phasing Plan
  - III.H: Public Facilities Plan