III. PROJECT-WIDE PLANNING STANDARDS

A. WILD ROSE AREA DEVELOPMENT REGULATIONS

1. Planning Area I-1: Northerly Community Park Planning Area (see Exhibits 31 and 32)

a. General Requirements

(1) The 3.6-acre northerly community park will be located adjacent to Planning Areas I-2 and I-3 (see Exhibit III-6). The location of the community park in the northerly portion of the Wild Rose development will enhance recreational opportunities for residents within that portion of the project.

(2) Access to the community park will be from Knabe Road and local streets (see Exhibits III-6 and III-32).

(3) A pedestrian foot bridge will be constructed to connect the two portions of the park area (see Exhibit III-6).

(4) Secondary streetscape will buffer the east face of the park from the Knabe Road (see Exhibits III-9 and III-12).

(5) This area is subject to open space, landscaping and circulation design standards.

(6) General mitigation measures are presented in Section II. The following measures specifically apply to this planning area:

(a) Designation of open space and community parks will help preserve the natural appearance of the area. Planning and architectural design treatments will be used to enhance the appearance of the site.

(b) The Specific Plan includes provisions for community park sites, a natural park and preservation of natural open space to help meet the demand for recreational opportunities.

b. Specific Development Requirements

(1) Development of Planning Area I-1 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).