2. Planning Area I-2 (see Exhibits III-33, III-34, and III-35)

a. General Requirements

(1) The 11.0-acre I-2 planning area permits 26 single family dwelling units (DU) at a density of 3.2 DU/acre.

(2) Access to I-2 will be provided from Knabe Road. The road will be improved, in phases, to a secondary highway with 4 undivided lanes and an 88-foot right-of-way (see Exhibit III-33).

(3) A drainage channel runs along the southeastern face of the I-2 site, and will be buffered with special treatments (see Exhibits III-8, III-22, and III-28).

(4) A trail will be developed to connect Temescal Wash to the properties east of the Wild Rose Development (see Exhibit III-33).

(5) The primary project entry will be constructed in the northernmost portion of planning area I-2 (see Exhibits III-9 and III-10).

(6) Secondary intersection treatment will be constructed at the entrance to Planning Area I-2 from Knabe Road (see Exhibits III-12 and III-14).

(7) Secondary streetscape will buffer I-2 from Forest Boundary Road and I-15 Freeway (see Exhibits III-12 and III-14).

(8) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(2)).

(9) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29.

   (a) Masonry walls along Knabe Road.

   (b) Wood fencing along forest Boundary Road and the southerly planning area boundary, and between residential uses and the drainage channel.

   (c) Chain link fencing along the drainage channel adjacent to the park.

   (d) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-28).

(10) This area requires the preparation of an acoustical report to assess noise levels along Interstate 15 and collector and larger roadways.
(11) The following mitigation measures specifically applies to this planning area:

(a) Lower densities are proposed adjacent to existing rural residential areas to minimize compatibility impacts, and to provide a transition for higher densities proposed within residential village centers. Also, design treatments are proposed to minimize potential interface conflicts.

(b) Direct access to dwellings within the Wild Rose development may not be from local streets now being used for access to existing rural residential uses.

b. Specific Development Requirements

(1) Development of Planning Area I-2 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

3. Planning Area I-3 (see Exhibits III-36, III-37, and III-38)

a. General Requirements

(1) The 13.3-acre I-3 planning area permits 64 single family dwellings at a density of 6.0 DU/acre.

(2) Access to I-3 will be from Knabe Road (see Exhibits III-36 and III-37).

(3) A drainage channel runs along the western face of the I-3 site, and will be buffered with special treatment (see Exhibits III-36 and III-37).

(4) A trail will be developed along the freeway right-of-way (see Exhibits III-36 and III-37).

(5) Secondary streetscape will buffer I-3 from Knabe Road and the freeway (see Exhibits III-12 and III-14).

(6) Secondary intersection treatments will be constructed at the entries to Planning Area I-3 from Knabe Road (see Exhibits III-8 and III-12).

(7) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.11).

(8) Walls and fencing shall be provided as follows (see Exhibits III-27, III-28, and III-29).

(a) Masonry walls along Knabe Road and Clay Canyon Drive.

(b) Wood Fencing along the drainage channel.

(c) Rear and side yard wood fencing shall be provided to all dwelling units (see Exhibit III-29).