Specific Development Requirements

(1) Development of Planning Area I-4 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

5. Planning Area I-5 (see Exhibits III-42, III-43, and III-44)

a. General Requirements

(1) The 24.3-acre I-5 planning area permits 119 single family dwellings at a density of 5.2 DU/acre.

(2) Access to I-5 will be from Knabe Road and Claystone Avenue (see Exhibit III-42 and III-43).

(3) A collector road with 2 lanes and a 66-foot right-of-way, will be constructed along the eastern side of the site (see Exhibit III-42 and III-43).

(4) Secondary streetscape will buffer Planning Area I-5 from Knabe Road (see Exhibits III-12 and III-14).

(5) Collector streetscape will buffer Planning Area along Claystone Avenue (see Exhibits III-8 and III-16).

(6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Claystone Avenue (see Exhibit III-11).

(7) Secondary intersection treatments will be constructed at the entries to Planning Area I-5 from Claystone Avenue (see Exhibits III-8 and III-12).

(8) Front yard landscaping will be provided (see Exhibit III-26 and Section II.D.10.(1)).

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

(a) Wrought iron view fence or masonry wall along Knabe Road and Claystone Avenue.

(b) Wood fence along southerly planning area boundary.

(c) 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.

(11) General mitigation measures are presented in Section II. No special measures apply specifically to this planning area.
b. Specific Development Requirements

(1) Development of Planning Area I-5 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

6. Planning Area I-6 (see Exhibits III-45, III-46, and III-47)

a. General Requirements

(1) The 23.6-acre I-6 planning area permits 102 single family dwellings at a density of 4.4 DU/acre.

(2) Access to Specific Plan area I-6 will be from Knabe Road and Clay Canyon Drive (see Exhibit III-45).

(3) Clay Canyon Drive will be constructed as a 2-lane collector road within a 66-foot right-of-way. Knabe Road will be constructed as 4-lane undivided secondary highway within an 88-foot right-of-way (see Exhibit III-45).

(4) Secondary streetscape will buffer the eastern face of Planning Area I-6 from Knabe Road (see Exhibit III-12).

(5) Collector streetscape will buffer the north and south faces of the site from Clay Canyon Drive (see Exhibit III-16).

(6) Primary intersection treatment will be constructed at the intersection of Knabe Road and Clay Canyon Drive (see Exhibits III-8 and III-11).

(7) Secondary intersection treatments will be constructed at the entries to Planning Area I-6 from Clay Canyon Drive (see Exhibits III-8 and III-12).

(8) A drainage channel runs along the northwesterly face of Planning Area I-6, and will be buffered with special treatment (see Exhibits III-8 and III-23).

(9) Front yard landscaping will be provided (see Exhibit III-26).

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

(a) Masonry wall along Knabe Road.

(b) Wrought iron view fence or masonry wall along Clay Canyon Drive.

(c) Wood fence along the drainage channel.

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