b. Specific Development Requirements

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

13. PLANNING AREA II-3 (SEE EXHIBITS III-60, III-61, AND III-62)

a. General Requirements

(1) The 14.2-acre II-3 planning area permits 68 single family dwellings at a density of 4.8 DU/acre.

(2) Access to II-3 will be from Clay Canyon Drive (see Exhibit III-60).

(3) Clay Canyon Drive will be constructed as a 2-lane collector road within a 66-foot right-of-way (see Exhibit III-60).

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

(5) Secondary intersection treatments will be constructed at the entries to Planning Area II-3 from Clay Canyon Drive (see Exhibits III-9 and III-12).

(6) A drainage channel runs along the southeasterly face of Planning Area II-3, and will be buffered with special treatment (see Exhibits III-9 and III-23).

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

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

(a) Masonry wall of wrought iron view fence along Clay Canyon Drive.

(b) Wood fence along drainage channel.

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

(9) This area is subject to the residential, landscaping, circulation and infrastructure design standards.

(10) 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 II-3 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).