7. Planning Area 7: High Density Residential
   - Area: 13.1 acres
   - Maximum Density: 13 DU/AC
   - Minimum Lot Size: 7,200 square feet
   - Maximum Unit Count: 170
   - Permitted Uses/Development Standards: Permitted uses and development standards shall be the same as those contained in Article VIII of Ordinance 348.
   - Description: Planning Area 7 is designated for high density residential dwelling uses. Proposed surrounding land uses include medium density residential, a park and a school site. Across Pourroy Road is an existing subdivision of 5 acre residential lots. Primary access to Planning Area 7 will be off of Pourroy Road.
   - Design Standards:
     * A community identity node shall be located as illustrated in Exhibit 32. Community identity node details and elevations are provided in Exhibits 10 through 15.
     * A neighborhood entry treatment shall be located as illustrated in Exhibit 32. Neighborhood entry details and elevations are provided in Exhibits 16 through 18.
     * High density housing types are appropriate within Planning Area 7.
     * Landscape standards per Exhibit 9 shall apply.
     * Development standards shall comply with R-3 (General Residential) zoning requirements, Article VIII of County Ordinance No. 348.
     * The following special design features shall be required for multi-family products in Planning Area 7:
       - Neighborhood entries shall be provided at all entrances;
- One access point to a collector or larger roadway shall be provided for each 100 dwelling units or fraction thereof within a planning area;

- A minimum of two access points shall be provided;

- Special paving such as stamped concrete or brick strips may be provided at each project entrance;

- One major recreation facility shall be provided;

- One minor secondary recreation area such as tot lots, barbecue areas, patios or spas shall be provided for every 100 units or fraction thereof.
Crown Valley Village