10. PLANNING AREA 10A & B — Medium-High Density / Multi-Family Residential, including Vacation Villas

a. Descriptive Summary

1) Planning Area 10A

Planning Area 10A is an area of multi-family housing units located directly across from the Recreation Area and the Model Homes. The houses in Planning Area 10A may consist of a mix of single family detached, duplexes, triplexes, and townhouses.

2) Planning Area 10B

Approximately 54 housing units in Planning Area 10 will be built as “vacation villas”, which will serve as accommodations for out-of-town guests during the marketing of Sun City Palm Springs. These units will be built at a density of approximately 10 units per acre, occupying 5 acres. The vacation villas will be built as a duplex on 3500 sq.ft. lot. The smaller lots will allow zero lot line configurations. The units may either be sold as a fee simple or condominium units, or may be operated as rental apartment units on a permanent basis.

b. Land Use and Development Standards

1) Planning Area 10A

<table>
<thead>
<tr>
<th>Land Use:</th>
<th>Multi-Family Residential (See Zoning, Section III)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage:</td>
<td>9.2 ±</td>
</tr>
<tr>
<td>Ave. Density:</td>
<td>6.41 D.U./AC.</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>3500 - 7000 sq./ft.</td>
</tr>
<tr>
<td>Number of Units:</td>
<td>59</td>
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</tbody>
</table>
2) **Planning Area 10B**

Land Use: Multi-Family Residential - Vacation Villas  
Acreage: 6.4 ±  
Ave. Density: 8.44 D.U./AC.  
Lot Size: 3500 ± sq./ft.  
Number of Units: 54

c. **Design Guidelines**

1. Primary access to Planning Areas 10A and 10B will be from Del Webb Boulevard.

2. Access to Planning Area 10A will also be from Planning Area 9 by local streets. A local street will also provide access to Planning Area 10B from Planning Areas 3 and 4.

3. There will be landscaping and a wall along Del Webb Boulevard adjacent to Planning Area 10. See Figure IV–19 (Landscape Concept).
PLANNING AREA
10B
PHASE I
MULTI–FAMILY RESIDENTIAL
6.4 AC.

FIGURE IV–39