11. **PLANNING AREA 11 — Medium-High Density / Multi-Family Residential**

a. **Descriptive Summary**

Planning Area 11 is an area of multi-family housing units located directly north from the Recreation Area. The houses in Planning Area 11 may consist of a mix of single family detached, duplexes, triplexes, and townhouses.

b. **Land Use and Development Standards**

- **Land Use:** Multi-Family Residential (See Zoning, Section III)
- **Acreage:** 25.1 ±
- **Ave. Density:** 5.10 D.U./AC.
- **Lot Size:** 3500 - 7000 sq./ft.
- **Number of Units:** 128

c. **Design Guidelines**

1. Primary access to Planning Area 11 will be from 38th Avenue.

2. 38th Avenue as a private collector road running at Planning Area 11 may provide an additional access to Planning Area 7. Local streets may provide additional connections between Planning Areas 2 and 12 as may be appropriate.

3. There will be landscaping and a wall along Del Webb Boulevard adjacent to Planning Area 11. See Figure IV–19 (Landscape Concept).