Planning Areas 11, 14A, & 14B

P.A. 11
MEDIUM-HIGH
21.2 AC./118 Units

P.A. 14A
MEDIUM
30.1 AC./120 Units

P.A. 14B
MEDIUM
42.3 AC./135 Units

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-3)

NEIGHBORHOOD ENTRY MONUMENT
(See Figure IV-17)

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

STREET "A"
16. Planning Area 11: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 11, as depicted in Figure III-19, provides for development of 21.2 acres devoted to Medium High density residential uses. A maximum of 118 dwelling units are planned at a target density of 5.6 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, Zoning Ordinance.)

c. Planning Standards

1) Primary access to Planning Area 11 shall be provided from Street “A”.

2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 11 and adjacent uses to the north.

3) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.

4) Please refer to Section IV for specific Design Guidelines and other related design criteria.

5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

   III.A.1 Specific Land Use Plan    III.A.5 Open Space and Recreation Plan
   III.A.2 Circulation Plan         III.A.6 Grading Plan
   III.A.3 Drainage Plan           III.A.7 Public Sites and Project Phasing Plan
   III.A.4 Water and Sewer Plans   III.A.8 Landscaping Plan