P.A. 41
VERY HIGH
MULTI-FAMILY
22.6 AC./339 Units

P.A. 42
MEDIUM-HIGH
17.9 AC./100 Units

P.A. 40
COMMERCIAL
9.3 AC.

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

BENTON ROAD

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

NEIGHBORHOOD ENTRY
MONUMENTATION
(See Figure IV-17)

MINOR ENTRY
MONUMENTATION
(See Figure IV-16)

STREET CROSSING AT
DRAINAGE CORRIDOR EDGE
(See Figure IV-4)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

LAND USE EDGE TRANSITION
(See Figure IV-9)

POURROY ROAD

MINOR ENTRY
MONUMENTATION
(See Figure IV-16)

STREET CROSSING AT
DRAINAGE CORRIDOR EDGE
(See Figure IV-4)
53. Planning Area 42: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 42, as depicted in Figure III-34, provides for development of 17.9 acres devoted to Medium High density residential uses. A maximum of 100 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 42 shall be provided from Benton Road.

2) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 42 and adjacent uses to the north and west.

3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.

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