Figure III-16, PA 7
11. Planning Area 7: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 7, as depicted in Figure III-16, provides for development of 15.4 acres devoted to Medium density residential uses. A maximum of 75 dwelling units are planned at a target density of 4.8 du/ac (density range 2.0-5.0 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (Section V, Zoning Ordinance.)

c. Planning Standards

1) Primary access to Planning Area 7 shall be provided by local streets via Planning Area 5A.

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 7 and adjacent uses to the north, west and south.

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

4) 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