11. **Planning Area 11: Medium-High Density Residential**

a. **Descriptive Summary**

Planning Area 11, as depicted in Figure 47, Planning Area 11, provides for the development of 95 acres devoted to Medium-High Density residential uses. A maximum of 475 dwelling units is planned at a target density of 5.0 dwelling units per acre. A minimum lot size shall be 6,000 square feet. All lots shall have a minimum usable pad area of not less than 5,000 square feet.

b. **Land Use and Development Standards**

Please refer to Specific Plan Zoning Ordinance.

c. **Planning Standards**

1) Primary access to Planning Area 11 shall be provided from “D” Street (Buck Road) (see Figure 6, Circulation Plan).

2) A roadway landscape treatment, as shown in Figure 24, Arterial Highway Landscape Edge, is planned along “D” Street (Buck Road) adjacent to Planning Area 11.

3) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 11 from a proposed Arterial Highway (“D” Street or Buck Road).

4) A land use edge treatment, as illustrated in Figure 26, Residential to Central Open Space Spine Edge, shall serve as a buffer between the proposed residential uses in Planning Area 11 and the Central Open Space Spine.

5) A land use edge transition, as shown in Figure 28, Residential to Park Site Edge, shall serve as a buffer between the proposed residential uses in Planning Area 11 and the adjacent local park in Planning Area 9.

6) A land use edge transition, as shown in Figure 29, Residential to School Edge, shall serve as a buffer between Planning Area 11 and the elementary school site in Planning Area 8.

7) Park improvement plans for the six acre local park within Planning Area 9 shall be submitted by the developer prior to the issuance of the 125th
building permit within Planning Areas 11 and/or 17. This local park within Planning Area 9 will be constructed and fully operable prior to the issuance of the 150th building permit within Planning Areas 11 and/or 17.

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

9) 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.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans

III.A.5: Open Space and Recreation Plan
III.A.6: Grading Plan
III.A.7: Project Phasing Plan
III.A.8: Landscape Plan
III.A.9: Comprehensive Maintenance Plan