14. **Planning Area 14: Medium Density Residential**

a. **Descriptive Summary**

Planning Area 14 as depicted in Figure 50, Planning Area 14, provides for development of 24 acres devoted to Medium Density residential uses. A maximum of 84 dwelling units is planned at a target density of 3.5 dwelling units per acre. A minimum lot size shall be 7,200 square feet. All lots shall have a minimum usable pad area of not less than 6,000 square feet.

b. **Land Use and Development Standards**

Please refer to Specific Plan Zoning Ordinance.

c. **Planning Standards**

1) Primary access to Planning Area 14 shall be provided from “A” Street (see Figure 6, Circulation Plan).

2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “A” Street adjacent to Planning Area 13.

3) Neighborhood entry monuments shall be provided along any residential entry roadway(s) accessing Planning Area 14 from a proposed Secondary Highway (“A” Street).

4) A land use edge transition, as shown in Figure 25, Residential to Open Space Landscape Edge, shall serve as a buffer between the proposed residential areas in Planning Area 14 and adjacent open space uses to the west.

5) A land use edge transition, as illustrated in Figure 31, Residential to Santa Gertrudis Creek Open Space Corridor Edge, shall serve as a buffer between the proposed residential uses in Planning Area 14 and the adjacent off-site Santa Gertrudis Creek open space corridor.

6) Any residential area immediately adjacent to Riversidean sage scrub habitats shall utilize solid concrete walls as rear yard edge treatment. Precise identification of the nature and extent of sensitive resources shall be based upon previous studies as well as walkover surveys conducted by a
qualified field biologist at the time of review and approval of implementing
development applications for Planning Area 14.

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

8) 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
Residential to Open Space Landscape Edge (see Figure 25)

Secondary Highway Landscape Edge (see Figure 23)

Residential to Santa Gertrudis Creek Open Space Corridor Edge (see Figure 31)

Planning Area 14
24 acres
84 dwelling units
3.5 dwelling units per acre