17. **Planning Area 17: Medium-High Density Residential**

a. **Descriptive Summary**

Planning Area 17, as depicted in Figure 54, Planning Area 17, provides for development of 75 acres devoted to Medium-High Density residential uses. A maximum of 450 dwelling units are planned at a target density of 6.0 dwelling units per acre. The minimum lot size shall be 5,000 square feet. All lots shall have a minimum usable pad area of not less than 4,500 square feet.

b. **Land Use and Development Standards**

Please refer to Specific Plan Zoning Ordinance.

c. **Planning Standards**

1) Primary access to Planning Area 17 shall be provided from “C” Street (see Figure 6, Circulation Plan).

2) A roadway landscape treatment, as shown in Figure 23, Secondary Highway Landscape Edge, is planned along “C” Street adjacent to Planning Area 17.

3) Neighborhood entry monuments shall be provided along any neighborhood entry roadway(s) accessing Planning Area 17 from a proposed Secondary Highway (“C” Street).

4) A land use edge transition, as illustrated in Figure 26, Residential to Central Open Space Spine Edge, shall serve as a buffer between the proposed residential land uses in Planning Area 17 and the Central Open Space Spine.

5) A land use transition, as shown in Figure 29, Residential to School Edge shall serve as a buffer between proposed residential uses in Planning Area 17 and the elementary school site in Planning Area 8.

6) 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.
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
Planning Area 17
75 acres
450 dwelling units
6.0 dwelling units per acre