10. Planning Area 10

a. Descriptive Summary

Planning Area 10, as illustrated in Figure V-10, consists of about 20.0 acres to be devoted to Medium Density Residential at four units per acre (4 DU/ac). Up to 73 units may be accommodated within a density range of 2-5 units per acre.

Land Use and Development Standards

b. Please refer to Ordinance No. 348 _____ (See SP Ordinance Tab).

c. Planning Standards

(1) Primary access to Planning Area 10 will be provided from the Village Loop Road. Secondary access will be provided from Craig Avenue and Garbani Road.

(2) Pedestrian / bicycle access to Planning Area 10 will be provided from the Loop Road / Secondary Project Access Roads enhanced parkway / paseos.

(3) Garbani / Village Loop Road – Residential Streetscape as illustrated in Figure VI-8.

(4) Secondary Project Access Roads Streetscape as illustrated in Figure VI-9.

(5) Secondary Project Entry Treatment as illustrated in Figure VI-13.

(6) Community Theme Walls as illustrated in Figure VI-14.

(7) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.
Planning Area 10
Medium Density Residential
Figure V-10

Secondary Project Entry Treatment
(Fig VI-13)

Secondary Project Access Roads Streetscape (Fig VI-9)

Project Boundary

Community Theme Walls (Fig VI-14)

10 Medium Density Residential
20.0 Acres

Secondary Project Access Roads Streetscape (Fig VI-9)

Village Loop Road Residential Streetscape (Fig VI-8)

Specific Plan No. 310

Planning Areas V-21