11. Planning Area 11

a. Descriptive Summary

Planning Area 11, as illustrated in Figure V-11, consists of about 68.9 acres to be devoted to park and Medium Density Residential at four units per acre (4 DU/ac). Up to 251 units may be accommodated within a density range of 2-5 units per acre.

Land Use and Development Standards

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

c. Planning Standards

(1) Primary access to Planning Area 11 will be provided from the Village Loop Road. Secondary access will be provided from the Garbani / Craig Secondary Project Access Roads.

(2) Pedestrian / bicycle access to Planning Area 11 will be provided from the Loop Road / Secondary Project Access Roads enhanced parkway / paseos.

(3) 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) A 5-acre mini park within Planning Area 11 will include such amenities as picnic facilities, ball field, walkways and sufficient planning

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

(8) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.