12. Planning Area 12

a. Descriptive Summary

Planning Area 12, as illustrated in Figure V-12, consists of about 80.4 acres to be devoted to Medium High Density Residential at four units per acre (4 DU/Ac). Up to 293 units may be accommodated within a density range of 2-5 units per acre.

b. Land Use and Development Standards

Please refer to Ordinance No. 348 ____ (See SP Ordinance Text)

c. Planning Standards

(1) Primary access to Planning Area 12 will be provided from the Village loop Road. Secondary access will be provided from Garbani / Wickerd Secondary Access Roads.

(2) Pedestrian / bicycle access to Planning Area 12 will be provided from the :Loop Road / Secondary Access Roads enhanced parkway/ paseos.

(3) Village loop Road – Residential Streetscapes as illustrated in Figure VI-8

(4) Secondary project access Roads and streetscapes as illustrated in Figure VI-9

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

(6) Central Paseo Section as illustrated in Figure IV-8.

(7) Community them Wall as illustrated in Figure VI-14

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