13. Planning Area 13

a. Descriptive Summary

Planning Area 13, as illustrated in Figure V-13, consists of about 20.0 acres proposed as a School site.

b. Land Use and Development Standards

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

c. Planning Standards

(1) Primary access to Planning Area 13 will be provided from the Village Loop Road. Secondary access will be provided from the Beeler Secondary Project Access Road.

(2) Pedestrian / bicycle access to Planning Area 13 will be provided from the Central Paseo / Recreational Corridor and the Loop Road / Secondary Project Access Road enhanced parkways / paseos.

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

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

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

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

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

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

14. Planning Area 14

Specific Plan No. 310

Specific Plan V-26
a. **Descriptive Summary**

Planning Area 14, as illustrated in Figure V-14, consists of about 27.0 acres to be devoted to Medium Density Residential at four units per acre (4 DU/ac). Up to 98 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 Tab).

c. **Planning Standards**

1. Primary access to Planning Area 14 will be provided from the Village Loop Road. Secondary access will be provided from the Beeler Secondary Project Access Road.

2. Pedestrian / bicycle access to Planning Area 14 will be provided from the Loop Road / Beeler Secondary Project Access Road enhanced parkways / 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. 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.

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**15. Planning Area 15**

Specific Plan No. 310

Specific Plan V-28
Planning Area 14
Medium Density Residential
Figure V-14

Specific Plan No. 310
Planning Areas V-29