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.

15. Planning Area 15

Specific Plan No. 310

Specific Plan V-28
a. Descriptive Summary

Planning Area 15, as illustrated in Figure V-15, consists of about 48.2 acres to be devoted to Medium High Density Residential at six units per acre (6 DU/ac). Up to 263 units may be accommodated within a density range of 5-8 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 15 will be provided from the Village Loop Road.

(2) Pedestrian / bicycle access to Planning Area 15 will be provided from the Loop Road enhanced parkway / paseo.

(3) Village Loop Road – Residential Streetscape as illustrated in Figure VI-15.

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

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

16. Planning Area 16

Specific Plan No. 310

Specific Plan V-30
Planning Area 15
Medium Density Residential
Figure V-15