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
a. Descriptive Summary

Planning Area 16, as illustrated in Figure IV-16, consists of about 12.5 acres to be devoted to open space / golf

b. Land Use and Development Standards

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

c. Planning Standards

(1) Pedestrian / bicycle access to will be provided from adjacent golf fairways via the Central Paseo / Recreational Corridor, and the Village Loop / Village Loop connector paseos / parkways.

(2) Loop Connector streetscapes and illustrated in Figure VI-10

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

(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.

17. Planning Area 17

Specific Plan No. 310

Specific Plan V-32
Planning Area 16
Open Space
Figure V-16

Central Paseo Section
(Fig VI-9)

16
Open Space
12.5 Acres

Specific Plan No. 310
Planning Areas V-33