22. Planning Area 22

a. Descriptive Summary

Planning Area 22, as illustrated in Figure V-22, consists of about 46.4 acres to be devoted to Medium High Density Residential at 6 units per acre (6 DU/ac). Up to 253 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 22 will be provided from the Village Loop Road. Secondary vehicular access will be provided from Planning Areas 14 and 21.

(2) Pedestrian / bicycle access to Planning Area 22 will be provided from the Loop Road enhanced parkway / paseo and the Golf Village paseo.

(3) Village Loop Road – Residential Streetscape as illustrated in Figure VI-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.
Planning Area 22
Medium High Density Residential
Figure V-22

Community Theme Walls (Fig VI-14)

Secondary Project Entry Treatment (Fig VI-13)

Golf Village Internal Circulation / Paseo

22
Medium High Density Residential
46.4 Acres

Specific Plan No. 310

Planning Areas V-45