5. Planning Area 5

a. Descriptive Summary

Planning Area 5, as illustrated in Figure V-5, consists of about 4.1 acres to be devoted to a Village Commons / park. The intent is to encourage the siting of prominent civic / public services such as library, community hall, fire or law enforcement buildings in a manner which complements and provides a public focus for the Village Green / park open space element, which will be one acre minimum.

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 5 will be provided from a Township District Primary Street. Secondary access will be provided from the Village Loop road the north, and the Loop Connector from the south.

(2) Pedestrian / bicycle access to Planning Area 5 will be provided from the Central Paseo / Recreational Corridor.

(3) Township District Primary Streetscape as illustrated in Figure V-12.

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

(5) Loop Connector Streetscape as illustrated in Figure VI-10.

(6) Civic structures may enclose the Village Green public space on three-sides, in a typical “Town Square” layout, opening onto the Central Paseo / Recreational Corridor.

(7) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.
Planning Area 5
Village Green
Figure V-5

Specific Plan No. 310
Planning Areas V-11