9. Planning Areas 9

a. Descriptive Summary

Planning Areas 9, as illustrated in Figure V-9, consist of about 49.2 acres to be devoted to Medium Density Residential at four units per acre (4 DU/ac). Up to 179 units for Planning Area 9 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 9 will be provided from the Village Loop Road. Secondary access will be provided from Beeler Road and from the Craig Secondary Project Access Road.

(2) Pedestrian / bicycle access to Planning Area 9 will be provided from the Central Paseo / Recreational Corridor and the Loop Road / Secondary Project Access Roads enhanced parkway / 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) Central Paseo Section as illustrated in Figure IV-8.

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

(8) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.
Planning Area 9
Medium Density Residential
Figure V-9

Secondary Project Entry Treatment (Fig VI-13)
Community Theme Walls (Fig VI-14)
Project Boundary

Medium Density Residential
49.2 Acres

Secondary Project Access Roads Streetscape (Fig VI-9)
Village Loop Road Residential Streetscape (Fig VI-8)
Central Paseo (Fig IV-9)

Specific Plan No. 310
Planning Areas V-19