2. Planning Area 2 – Medium Density Residential (Single Family)

a. Descriptive Summary

Planning Area 2, as depicted in Exhibit IV.19, provides for development of 33.1 acres devoted to medium density residential uses. A maximum of 137 dwelling units are planned at a target density of 4.1 du/ac (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.______ (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

1) Primary access to Planning Area 2 shall be provided from Street “A”.

2) A roadway landscape treatment, as shown on Exhibit III.9, Conceptual Landscape Plan, is planned along Street “A”.

3) Please refer to Section V. For specific Design Guidelines and other related design criteria.

4) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.B.1: Circulation Plan
III.C.1: Drainage Plan
III.D.1: Landscaping Plan
III.E.1: Water and Sewer Plans
III.F.1: Public Sites and Project Phasing Plan
III.G.1: Grading Plan
III.H.1: Open Space and Recreation Plan
Exhibit IV.19 Planning Area 2

Planning Area 2

Medium Residential (6,000 SF min. lot size)
34.0–33.1 Acres
439–137 Dwelling Units