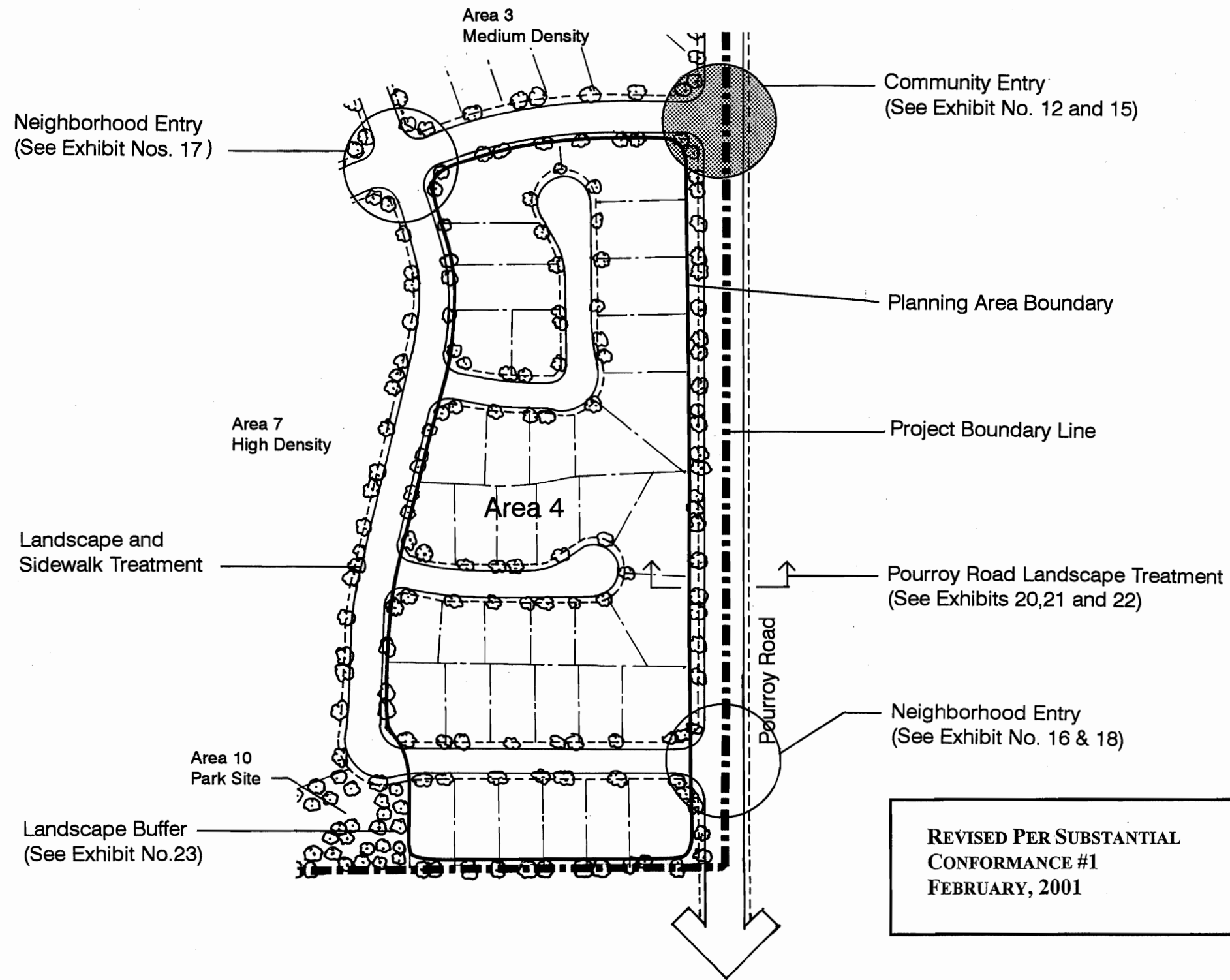


4. Planning Area 4: Medium Density Residential

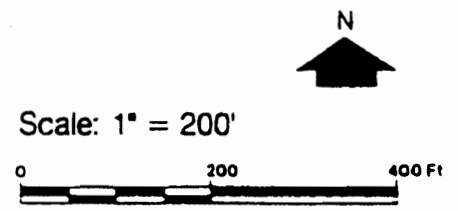
- o Area: 14.1 Acres
- o Maximum Density: 3.2 DU/AC
- o Minimum Lot Size: 7,200 square feet
- o Maximum Unit Count: 44
- o Permitted Uses/Development Standards: Permitted uses and development standards shall be the same as those contained in Article VI of Ordinance 348.
- o Description: Planning Area 4 is designated for medium density residential development adjacent to school, residential and park land uses. The park is planned at the southeast corner of Planning Area 4. The school site is located to the northwest of Planning Area 4. Primary access will be provided off of Pourroy Road. Additional access to Planning Area 4 will be provided from the north, off of Auld Road and through the Crown Valley Village Community, and from the south through Rancho Bella Vista.
- o Procedures: Prior to residential development within Planning Area 4, a subdivision application must be submitted, approved and recorded pursuant to Ordinance 460. Said land division must be in compliance with the criteria as outlined in Medium Density Residential Land Use Standards.
- o Design and Development Standards:
  - \* Neighborhood entry treatments shall be provided as illustrated in Exhibit 29. Neighborhood entry details and elevations are provided in Exhibits 16 through 18.
  - \* Landscape standards per Exhibit 9 shall apply.
  - \* Low density residential housing types are appropriate for Planning Area 4.
  - \* Lots interfacing with Pourroy Road shall not be less than 10,000 square feet for medium density areas.

- \* The alignment of the Frontage Road may be modified administratively at the tentative map stage in response to changes in the adjacent Rancho Bella Vista subdivision (Tract No. 23418).
  
- \* No more than one permitted residential product type shall be developed in each planning area.

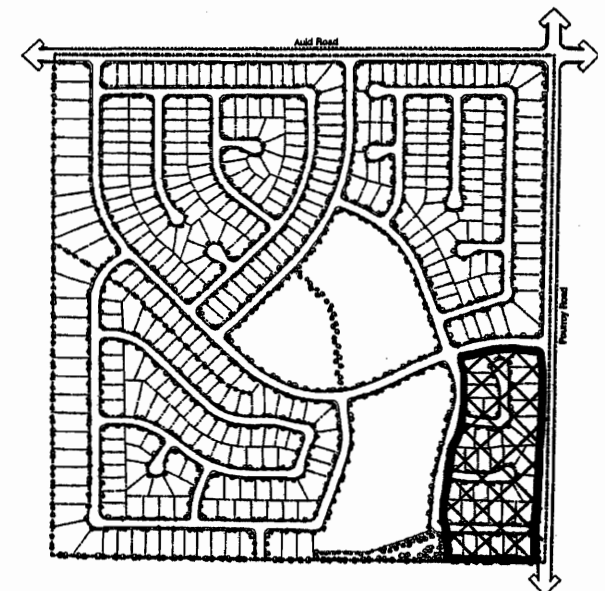
# Crown Valley Village



REVISED PER SUBSTANTIAL  
CONFORMANCE #1  
FEBRUARY, 2001



## Planning Area 4



**SC #1 REVISIONS BY:**  
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