

**11. PLANNING AREA 11 — Medium-High Density / Multi-Family Residential**

**a. Descriptive Summary**

Planning Area 11 is an area of multi-family housing units located directly north from the Recreation Area. The houses in Planning Area 11 may consist of a mix of single family detached, duplexes, triplexes, and townhouses.

**b. Land Use and Development Standards**

Land Use:	Multi-Family Residential (See Zoning, Section III)
Acreage:	25.1 ±
Ave. Density:	5.10 D.U./AC.
Lot Size:	3500 - 7000 sq./ft.
Number of Units:	128

**c. Design Guidelines**

1. Primary access to Planning Area 11 will be from 38th Avenue.
2. 38th Avenue as a private collector road running at Planning Area 11 may provide an additional access to Planning Area 7. Local streets may provide additional connections between Planning Areas 2 and 12 as may be appropriate.
3. There will be landscaping and a wall along Del Webb Boulevard adjacent to Planning Area 11. See Figure IV-19 (Landscape Concept).

**Del Webb's**  
Sun City Palm Springs

# PLANNING AREA

## 11

### PHASE I MULTI-FAMILY RESIDENTIAL

#### 25.1 AC.

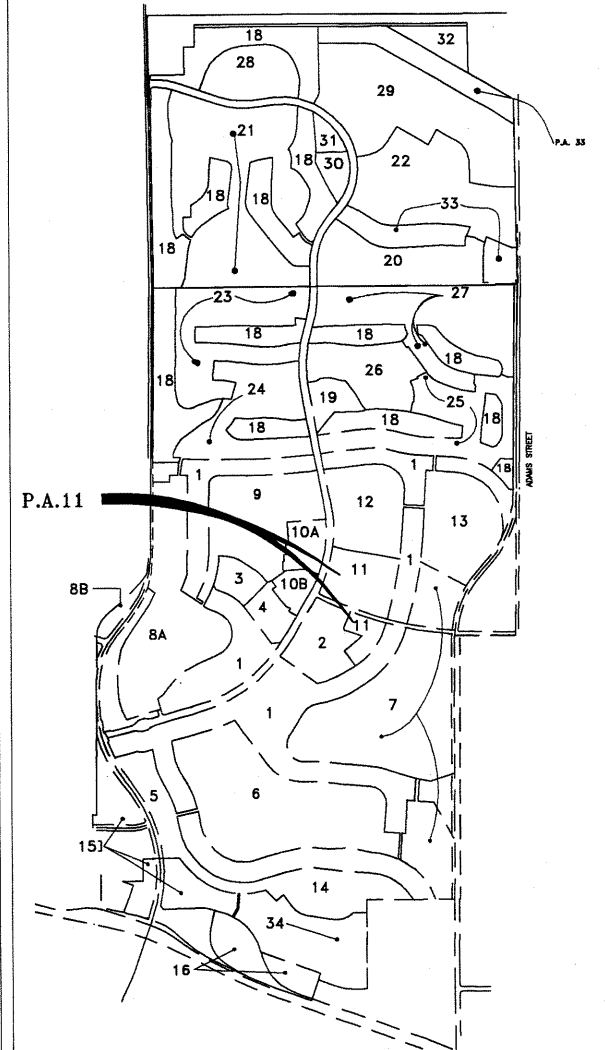
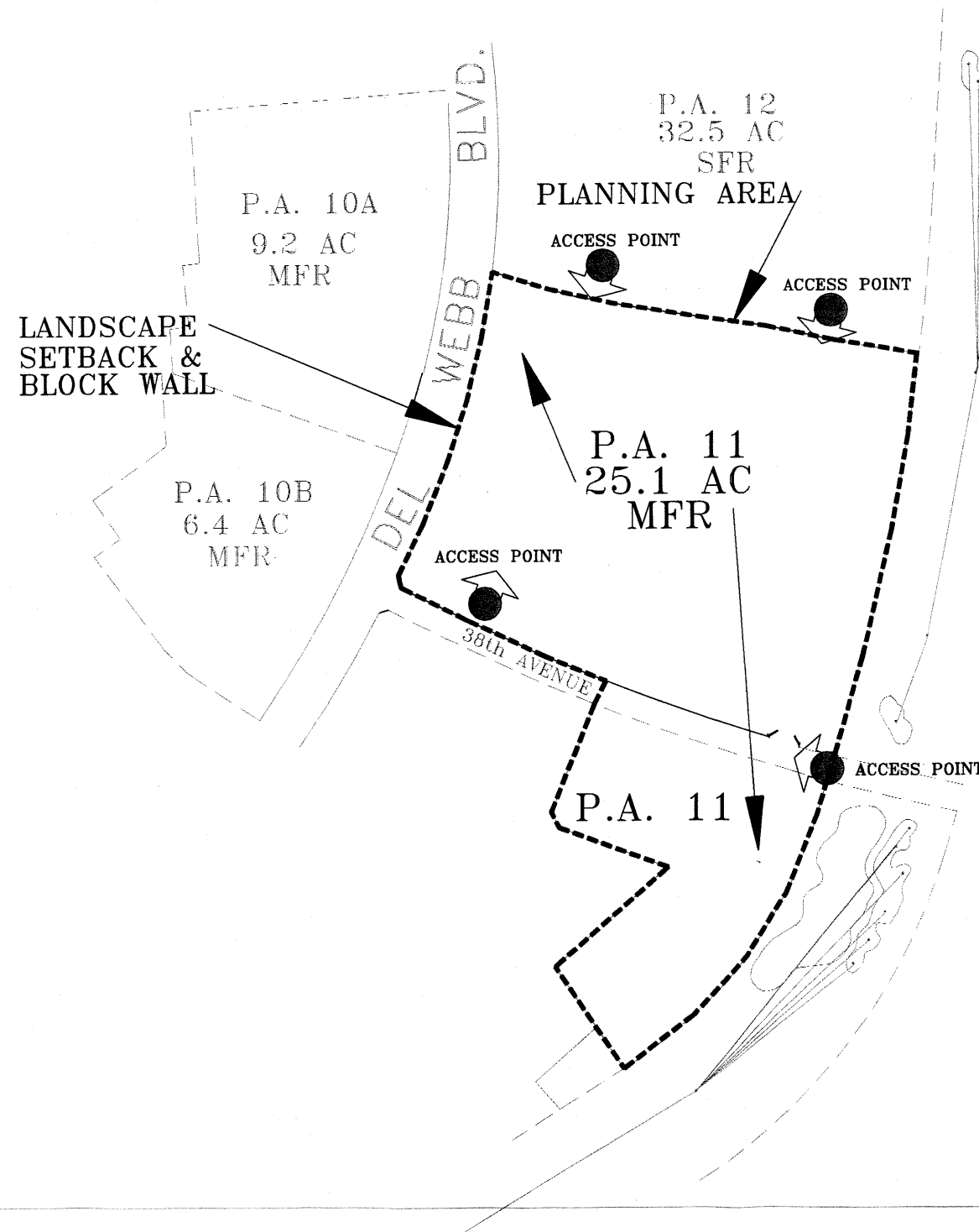


FIGURE IV-40