

**5. PLANNING AREA 5 — Medium-High Density /  
Single-Family Residential**

**a. Descriptive Summary**

Planning Area 5 is a neighborhood of single-family homes southeast of Del Webb Boulevard, extending from Washington Street on the west to Phase I Golf Course on the east. The area has extensive frontage on the golf course. Perimeter wall and landscape buffer along Washington Street will help mitigate noise impacts for lots adjacent to Washington Street.

Planning Area 5 will contain single-family homes west of the Phase I golf course. The area will serve as a buffer between the single family neighborhoods to the north and the commercial uses to the south. The houses in Planning Area 5 may consist of a mix of single family detached, duplex, triplex and townhouses.

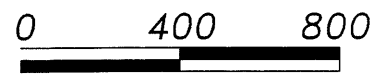
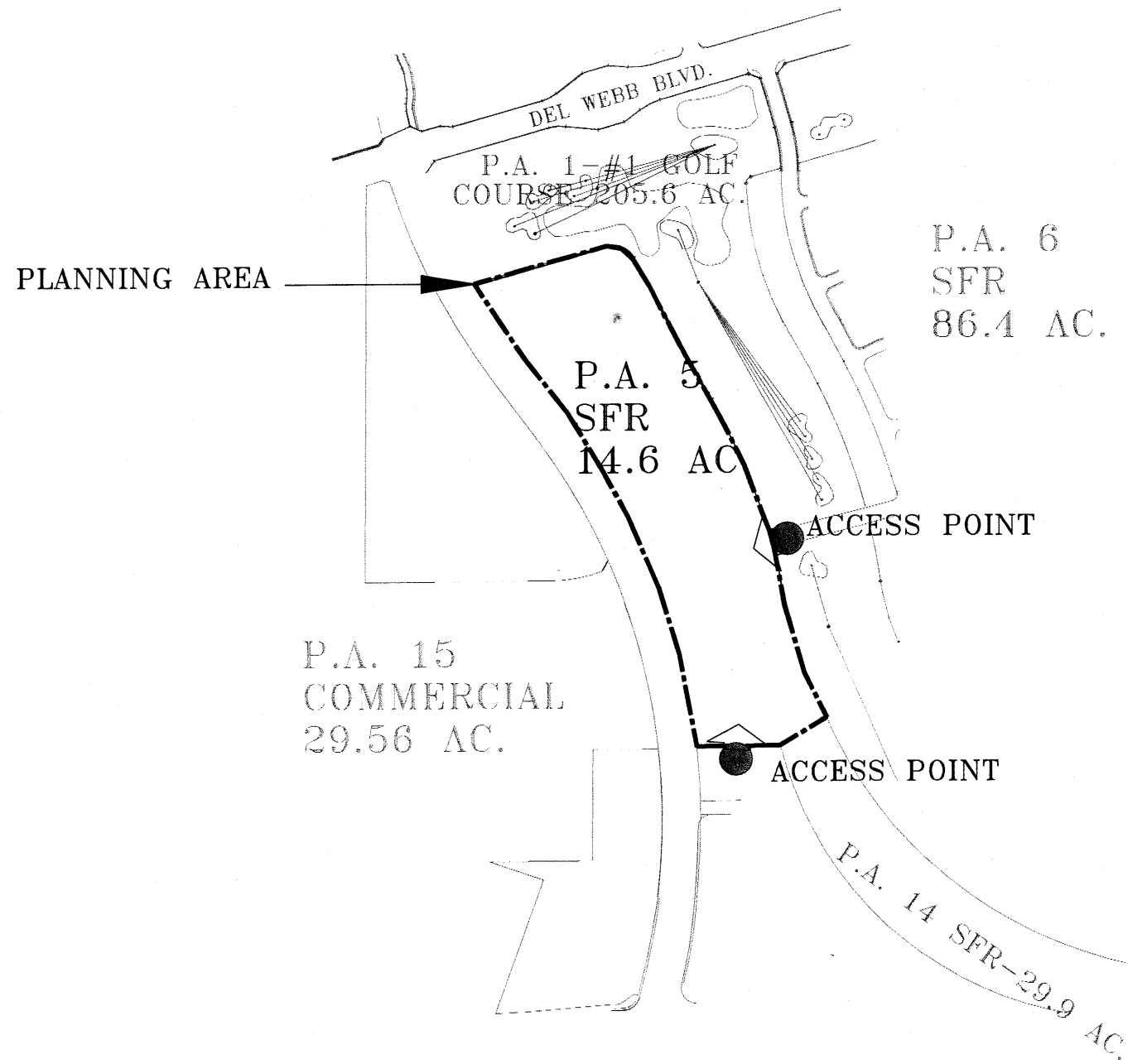
**b. Land Use and Development Standards**

Land Use:	Single Family Residential (See Zoning, Section III)
Acreage:	14.6 AC
Ave. Density:	4.04 D.U./AC.
Lot Size:	4000 - 7000 sq./ft.
Number of Units:	59

**c. Design Guidelines**

1. Principal access point to Planning Area 5 will be from an internal street to Planning Area 6 crossing the Phase I golf course.
2. A second access point will be from an internal street to Planning Area 14.
3. There will be no direct vehicular access from Washington Street to any lots or streets within Planning Area 5.
4. There will be landscaping and perimeter wall along Washington Street, on the west edge of Planning Area 5. See Figure IV-17 (Landscape Concept).
5. Appropriate buffer treatment will be provided along boundaries where residential uses abut commercial uses, which may include additional setbacks, landscaping and wall treatment as approved.

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



# PLANNING AREA 5

## PHASE I SINGLE FAMILY RESIDENTIAL 14.6 AC.

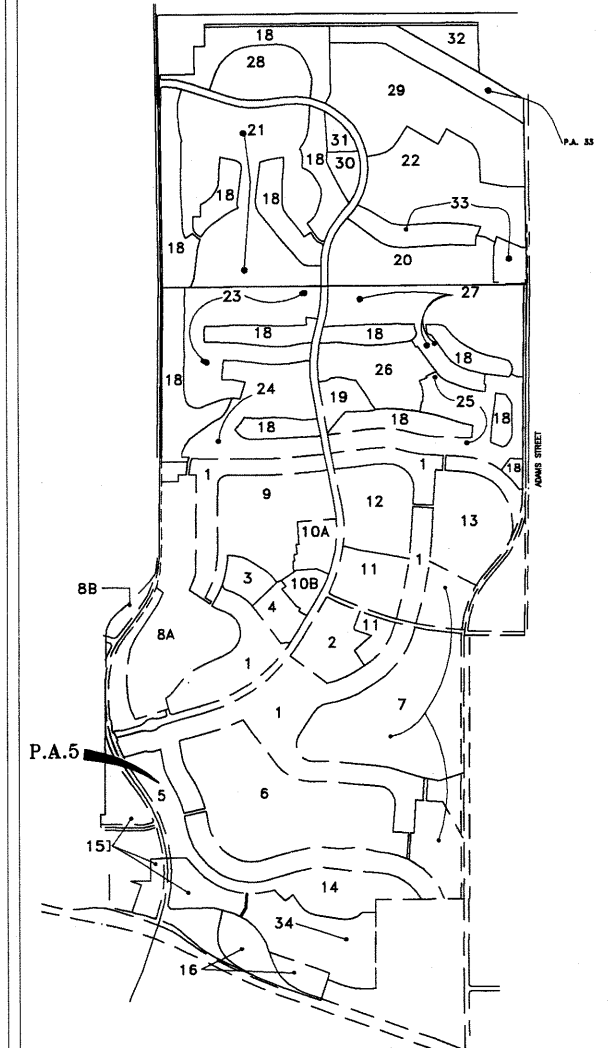


FIGURE IV-32