

36. Planning Area 36

a. Descriptive Summary

Planning Area 36, as illustrated in Figure V-36, consists of about acres to be devoted to Mixed use. A Maximum of 17.0 acres may be devoted to residential uses within a density range of 8–14 units per acre, with a maximum of 183 units. In addition to Scenic Highway Commercial, non residential uses may include parking, hospitals, medical clinics, libraries and schools.

b. Land Use and Development Standards

Please refer to Ordinance No. 348 _____ (See SP Ordinance Tab).

c. Planning Standards

- (1) Access to planning area 36 shall be provided from the South Village Loop Connector
- (2) Pedestrian Bicycle access to Planning Area 36 shall be provided from Scott Road / South Village Loop Connector enhanced parkway / paseos.
- (3) Secondary Project Entry Treatment as illustrated in Figure VI-13.
- (4) South Village Loop Connector Streetscape as illustrated in Figure VI-13.
- (5) Scott Road Streetscape as illustrated in Figure VI-6
- (6) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 36 Mixed Use Figure V-36

