

SECTION V

SPECIFIC PLAN

E. SITE PLANNING DESIGN GUIDELINES

1. General Design Criteria

The site planning criteria presented in this section is envisioned as a positive means of creating a neighborhood fabric that offers a unique and visually appealing environment. The site planning concepts shall:

- Maintain a strong design sensitivity for the unique environment.
- Provide lot configurations that effectively accommodate the residential units.
- Maximize the dwelling unit exposure to natural areas and open spaces, ensure preservation of views, and promotes the privacy and aesthetic quality of neighboring structures.
- Incorporate techniques for energy efficient and cost-effective subdivision design.
- Ensure that exposed graded areas will be minimized and landscaped to appear compatible with the natural environment.

2. Residential Design Criteria

a. Single Family Detached

The predominant land use within Spring Mountain Ranch is single family detached residences. The homes are planned to be of high quality, located on a variety of lot sizes with dwelling unit designs in order to create a stratification in the market profiling. The following design criteria shall be followed:

- (1) Curvilinear street patterns shall be encouraged to enhance streetscape.
- (2) Utilization of cul-de-sacs shall be encouraged.
- (3) Lot design shall maximize the exposure to the abundant open space corridors located throughout the project, providing a more liveable feeling for families.
- (4) Encourage articulation of the streetscape through the use of variable housing setbacks, variation of unit design and elevations, and diverse garage orientation.

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3. Commercial and Institutional Design Criteria

The following site planning guidelines for Planning Areas 7 and 8 are intended to encourage a pedestrian friendly development in close proximity with the residential areas.

- Provide adequate separation between parking and store fronts/buildings to allow for comfortable pedestrian spaces. Vary this distance occasionally in order to provide visual interest.
- Loading zones shall be designed to avoid exposure to the surrounding public streets, and away from adjacent residential areas. Proper screening, including the use of walls, fences and trellis structures should be encouraged.
- Exterior storage areas and trash enclosures shall be placed to minimize conflicts with pedestrian areas and to screen from public view.
- Parking areas shall be placed in such a manner to allow for landscaping and/or decorative walls around the perimeter of the parking field, particularly adjacent to streets.