

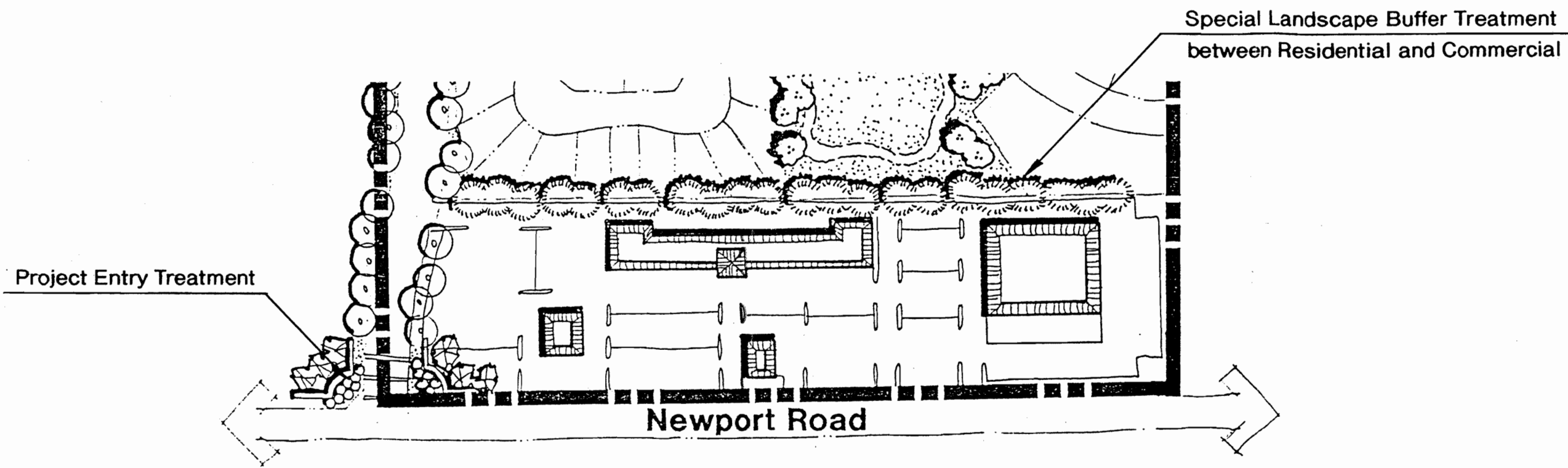
7. Planning Area 7

Land Use: Commercial

Size: 10.0 Acres/130,000 Square Feet of Floor Area

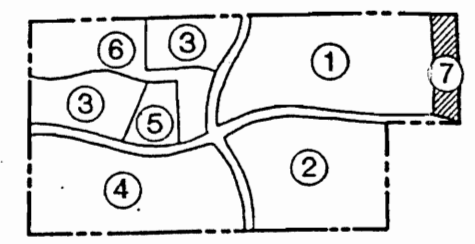
Density: 30% Floor Area Ratio

Planning Area 7 is intended as a neighborhood shopping center oriented toward Newport Road. Community design amenities affecting Planning Area 7 include the extended roadway landscaping along Evans Road (Figure 27), and Newport Road (Figure 25), project entry treatment at the Newport and Evans Road intersection (Figure 19), and transitional buffer/landscaping between Planning Area 7 and the adjacent residential area (Figure 24).



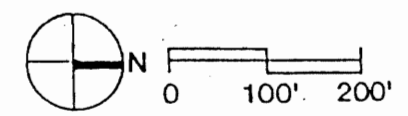
LAND USE SUMMARY

Planning Area	Symbol	Land Use	Minimum Lot Size	D.U.s	Gross Acres	D.U.'s/ Acre	% of Total Acreage
7	C	Commercial	-----	----	10.0	----	3.5



Key Map

Newport Estates



Planning Area 7
FIGURE 17