

33. PLANNING AREA 3-10: NEIGHBORHOOD PARK**a. Descriptive Summary**

Planning Area 10, as depicted in Figure 47, will contain a 4.8-acre neighborhood park.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.3399 (See Specific Plan Zone Ordinance Tab).

c. Planning Standards

- 1) A Tertiary Community entry, as shown in Figure 89, shall be provided at Lindenberger Road near the northern project boundary.
- 2) A landscape buffer shall be provided between the residential uses in Planning Area 3-7 and this Planning Area. (See Figure 105, *Residential/Park Screening*.)
- 3) A Class I bike/pedestrian trail shall be constructed along Lindenberger Road. (See Figure 11, *Typical Trail Sections*.)
- 4) An equestrian trail easement is proposed to run through this Planning Area. (See Figure 15, *Trail System*, and 0, *Bike/Pedestrian/Equestrian Trail*.)
- 5) All roof-mounted mechanical equipment, satellite dishes, tanks, ducts, elevator enclosures, cooling towers, or mechanical ventilators shall be screened from the ground elevation view by architectural elements such as parapets, etc. to a view by architectural elements such as parapets, etc. to a minimum sight distance of 1,320 feet.
- 6) Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
- 7) All parking lots, parking structures, and similar facilities shall be setback not less than 10 feet from any primary structure. No minimum setback is required between any parking facility and an accessory structure.
- 8) No signs, displays, or advertising relating to accessory uses shall be visible from any street.
- 9) Please refer to Project-Wide Development Plans and Standards in Section III of this document for additional land use standards that apply site-wide.
- 10) Please refer to the Design Guidelines in Section IV of this document for design-related criteria.
- 11) Standards for development in this Planning Area should include, but not be limited to, the following:
 - Restroom facilities

- Parking facilities
- Picnic tables
- Tot lot
- Playground equipment

PLANNING AREA 3-7 & 3-10

PLANNING AREA 3-7
 MEDIUM DENSITY RESIDENTIAL
 80.2 ACRES
 273 DU
 3.4 DU/AC

TRACT #: N/A
 MARKETING NAME: N/A
 STATUS: MAPPING

PLANNING AREA 3-10
 PARK
 4.8 ACRES

TRACT #: N/A
 MARKETING NAME: N/A
 STATUS: MAPPING

