

**49. PLANNING AREA 5-6: NEIGHBORHOOD PARK****a. Descriptive Summary**

A 5 acre neighborhood park, as depicted in Figure 55, is planned in Planning Area 5-6. Access to the park will be provided through Aldergate Road. It is expected that the park will include playground facilities and athletic fields.

**b. Land Use and Development Standards**

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

**c. Planning Standards**

- 1) Access into Planning Area 5-6 will be provided via Aldergate Road.
- 2) A landscape buffer shall be provided between the neighborhood park in Planning Area 5-6 and the residential uses in Planning Area 5-2. (See Figure 105, *Residential/Park Screening*.)
- 3) An equestrian trail easement is planned to run through portions of Planning Area 5-6. Refer to Figure 55, *Planning Areas 5-2, 5-3 & 5-6*, Figure 7, *Roadway Circulation Plan*, and Figure 15, *Trail System* for the location of the equestrian trail.
- 4) Please refer to Project-Wide Development Plans and Standards in Section III of this document for additional land use standards that apply site-wide.
- 5) Please refer to the Design Guidelines in Section IV of this document for design-related criteria.
- 6) A ridgeline study covering Villages 4 and 5 will be required for this Planning Area 5-3 at the time of development application.
- 7) Standards for development for this Planning Area to include:
  - Restroom facilities
  - Parking facilities
  - Picnic tables
  - Tot lot
  - Playground equipment
  - Hiking trail to scenic points in the adjacent open space with provision for landscape shade.

**d. Timing**

Construction of Planning Area 5-3 (Neighborhood Park) prior to the occupancy of the 2,500th unit.

# PLANNING AREAS 5-2, 5-3 & 5-6

## PLANNING AREA 5-2

LOW DENSITY RESIDENTIAL  
 89.5 ACRES  
 86 DU  
 1.0 DU/AC

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

## PLANNING AREA 5-3

OPEN SPACE  
 5.0 ACRES

TRACT #: N/A  
 MARKETING NAME: OPEN SPACE  
 STATUS: N/A

## PLANNING AREA 5-6

NEIGHBORHOOD PARK  
 5.0 ACRES

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

