

## 1. Planning Area 1: Medium High Density Residential

### a. DESCRIPTIVE SUMMARY

Planning Area 1, as depicted in Figure III-13, provides for development of 61.1 acres devoted to Medium High density residential uses. A maximum of 318 dwelling units is planned at a target density of 5.2 du/ac. Lot sizes shall be a minimum of 4,500 square feet (density range 5-8 du/ac). In order to provide housing diversity and a range of affordability, three housing products are required in approximately the percentages listed for Planning Area 1 on 4,500 (not more than 35 percent), 5,000 (not more than 40 percent), and 6,000 (not less than 25 percent) square foot minimum lots.

### b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.\_\_. (See Specific Plan Zone Ordinance Tab.)

### c. PLANNING STANDARDS

- 1) Primary access to Planning Area 1 shall be provided by local streets via Planning Area 2.
- 2) A drainage corridor treatment, as shown on Figure IV-12, shall serve as a buffer zone between proposed residential uses in Planning Area 1 and adjacent proposed residential uses to the east in Planning Area 2 and adjacent proposed school and active park uses to the southeast in Planning Areas 3 and 4, respectively.
- 3) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 4) Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

III.A.2: Specific Land Use Plan

III.A.3: Circulation Plan

III.A.4: Drainage Plan

III.A.5: Water and Sewer Plans

III.A.6: Open Space and Recreation Plan

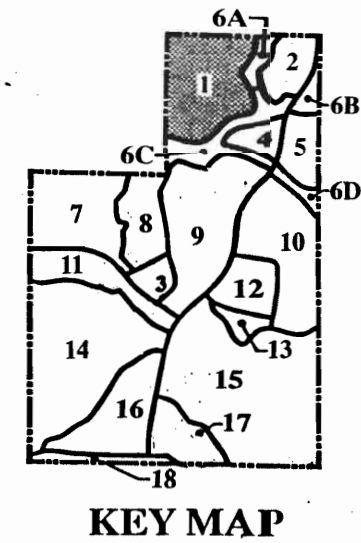
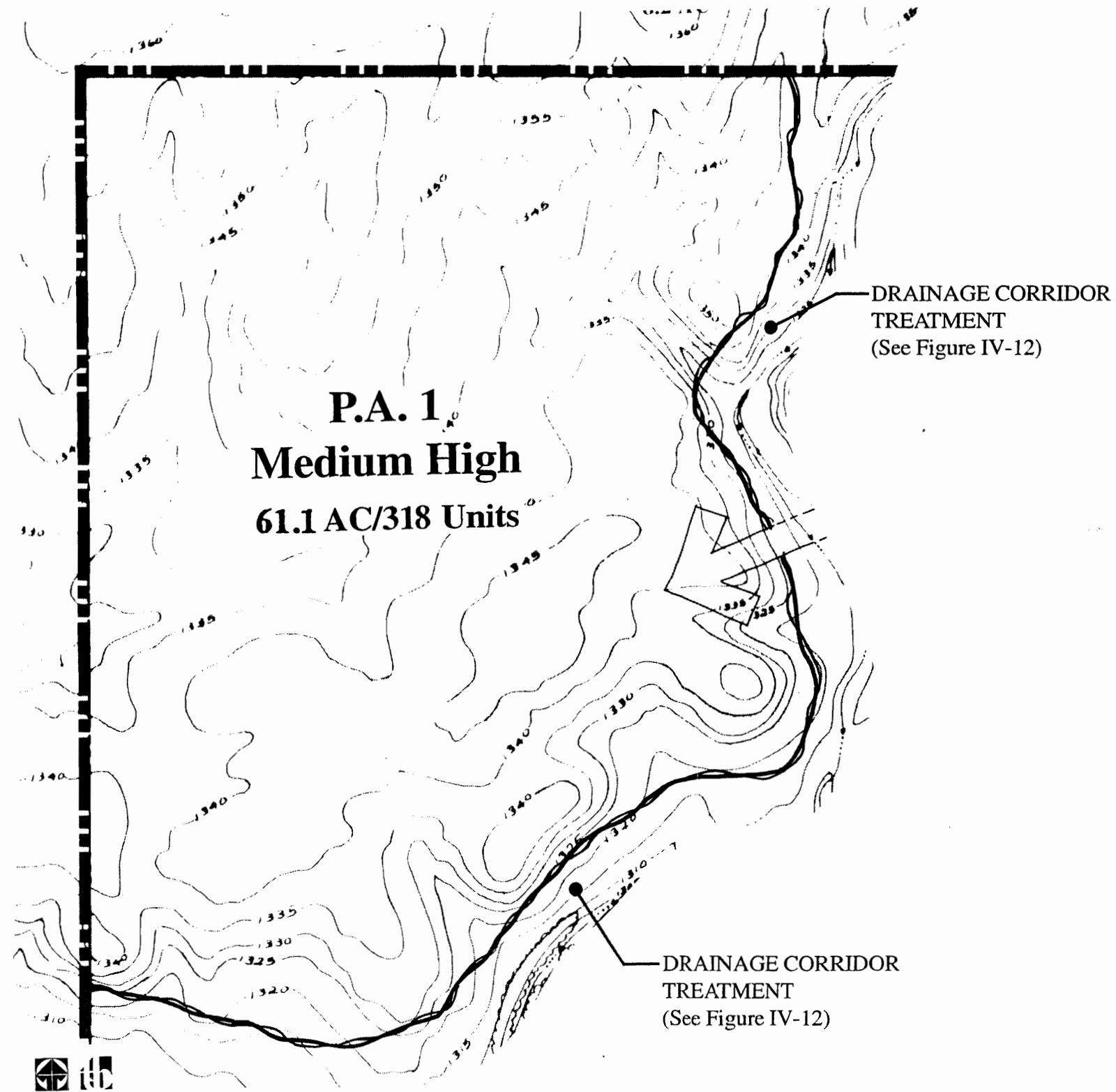
III.A.7: Grading Plan

III.A.8: Public Facility Sites and Project Phasing Plan

III.A.9: Landscaping Plan

III.A.10: Comprehensive Maintenance Plan

# PLANNING AREA 1



## Rancho Bella Vista