

**12. Planning Area 9: Medium High Density Residential**

**a. DESCRIPTIVE SUMMARY**

Planning Area 9, as depicted in Figure III-20, provides for development of 72.5 acres devoted to Medium High density residential uses. A maximum of 379 dwelling units is planned at a target density of 5.2 du/ac. Lot sizes shall be a minimum of 4,000 square feet (density range 5-8 du/ac). In order to provide housing diversity and a range of affordability, five housing products are required in approximately the percentages listed for Planning Area 9 on 4,000 (not more than 20 percent), 4,500 (not more than 20 percent), 5,000 (not more than 21 percent), 6,000 (not more than 20 percent), and 7,200 (not less than 19 percent) square foot minimum lots.

**b. LAND USE AND DEVELOPMENT STANDARDS**

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

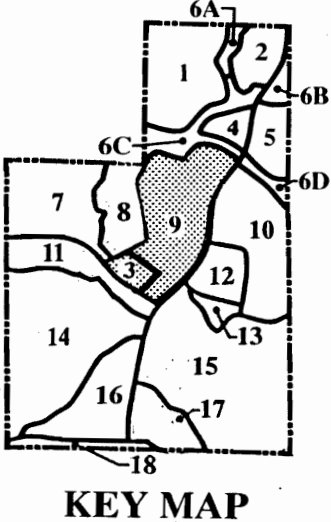
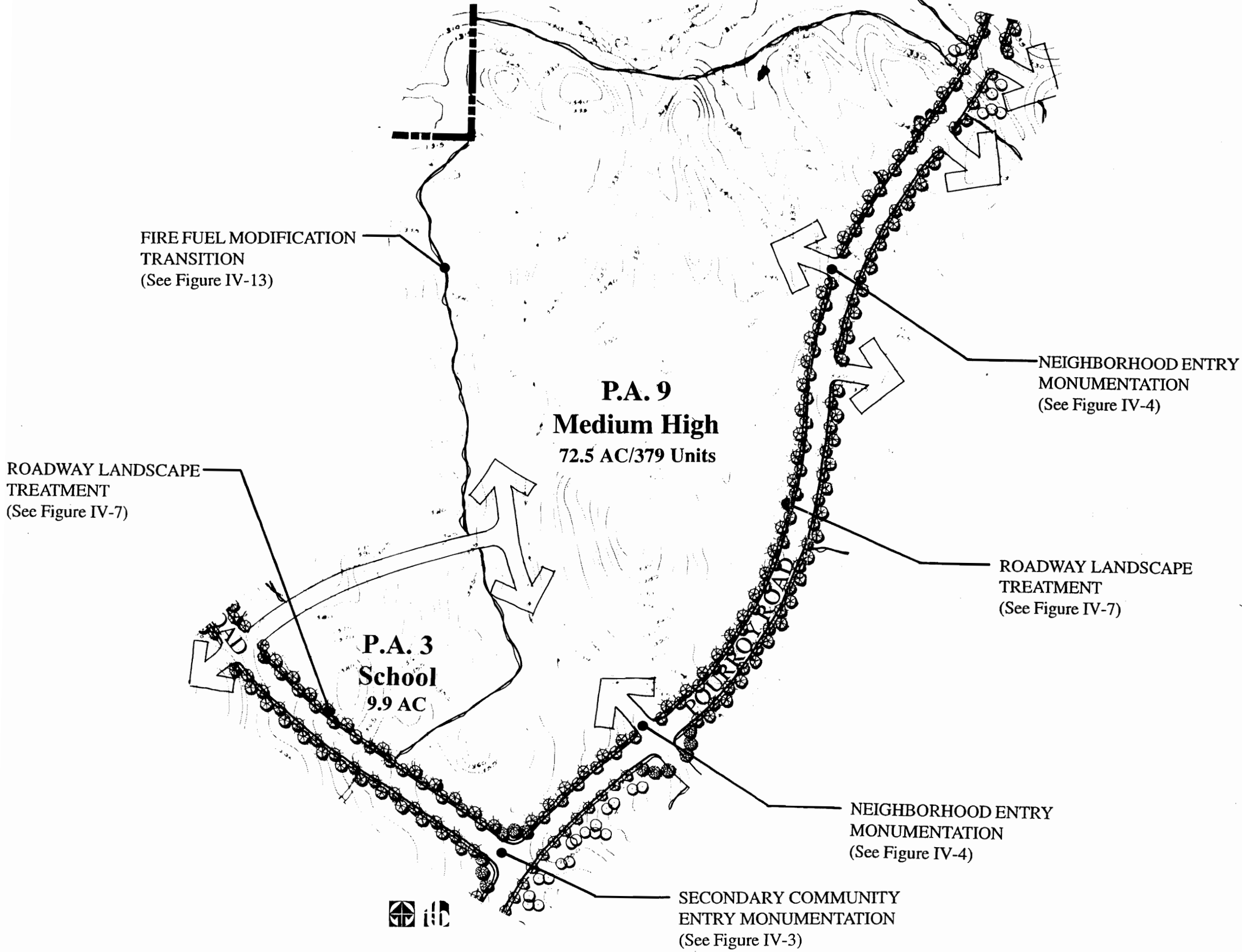
**c. PLANNING STANDARDS**

- 1) Primary access to Planning Area 9 shall be provided from Pourroy Road.
- 2) A secondary community entry, as shown on Figure IV-3, is planned at the intersection of Borel Road and Pourroy Road.
- 3) Neighborhood entries, as shown on Figure IV-4, are planned at the intersections of Pourroy and Borel Roads and the entrances into Planning Area 9.
- 4) A fire fuel modification treatment, as shown on Figure IV-13, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 9 and adjacent proposed passive park uses in Planning Area 8 to the west.
- 5) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and Borel Road.
- 6) Please refer to Section IV for specific DESIGN GUIDELINES and other related design criteria.
- 7) Please refer to Section III.A for the following DEVELOPMENT PLANS AND STANDARDS that apply site-wide:

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|---|---|
| III.A.2: Specific Land Use Plan         | III.A.7: Grading Plan                                   |
| III.A.3: Circulation Plan               | III.A.8: Public Facility Sites and Project Phasing Plan |
| III.A.4: Drainage Plan                  | III.A.9: Landscaping Plan                               |
| III.A.5: Water and Sewer Plans          | III.A.10: Comprehensive Maintenance Plan                |
| III.A.6: Open Space and Recreation Plan |   |

# PLANNING AREAS

## 3 & 9



# Rancho Bella Vista

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