

AUDIE MURPHY RANCH B. PLANNING AREA DEVELOPMENT STANDARDS

2. Planning Area 2: Medium Density Residential**a. DESCRIPTIVE SUMMARY**

Planning Area 2, as shown on Figure 4B-2, provides for development of 21.0 acres with medium density residential homes with a maximum of 74 dwelling units at an average target density 3.5 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 7,200 square feet.

b. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348.4146. (See Specific Plan Zoning Ordinance Tab.)

c. PLANNING STANDARDS

- 1) Primary access to Planning Area 2 shall be provided from Street "A" via Goetz Road.
- 2) A primary entry, as shown in Figure 4C-3, *Primary Entry-Typical Plan View*, and Figure 4C-4, *Primary Entry-Typical Elevation*, shall be provided at the intersection of Goetz Road and Street "A."
- 3) One neighborhood entry, as shown on Figure 4C-5, *Neighborhood Entry-Typical Plan View*, and Figure 4C-6, *Neighborhood Entry-Typical Elevation*, shall be provided at the entry into Planning Area 2 from Street "A."
- 4) Roadway landscape treatments, as shown on Figure 4C-11, *Goetz Road Streetscape-Typical Plan View*, Figure 4C-12, *Goetz Road Streetscape-Typical Elevation*, Figure 4C-14, *Collector Road Streetscape-Typical Plan View*, and Figure 4C-15, *Collector Road Streetscape-Typical Elevation*, are planned along Goetz Road and Street "A."
- 5) A special treatment/buffer, as shown on Figure 4C-16, *Residential/Natural Open Space and Fuel Modification Edge Condition*, shall be provided between the residential uses in Planning Area 2 and the open space located within Planning Area 43h.
- 6) Walls and fencing located within AUDIE MURPHY RANCH shall be constructed as delineated on Figure 4C-24, *Wall and Fence Plan*, and depicted on Figure 4C-25, *Wall and Fencing Details*.
- 7) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.

8) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

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

STATISTICAL SUMMARY	
MEDIUM RESIDENTIAL	P.A. 2 7,200 S.F. 21.0 AC. 74 DU's MAX.
	P.A. 3 7,200 S.F. 18.6 AC. 69 DU's MAX.

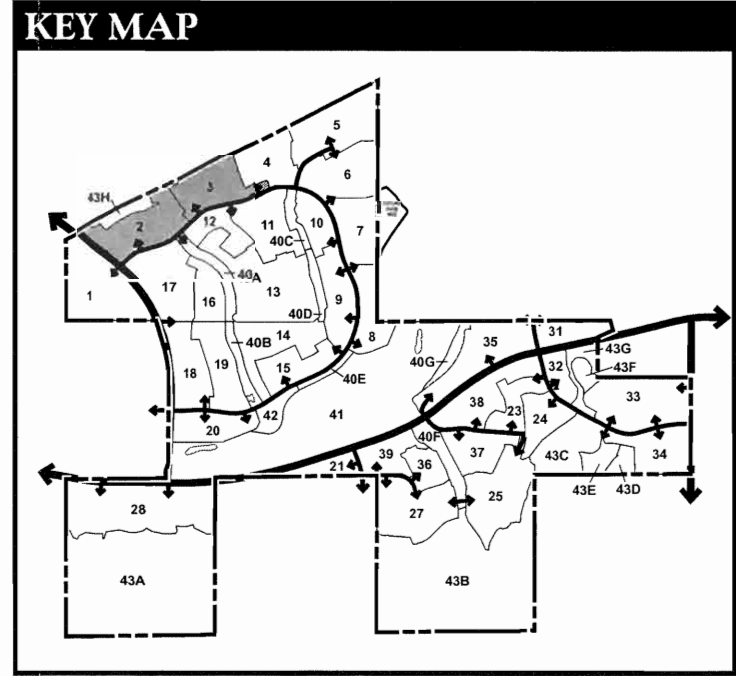
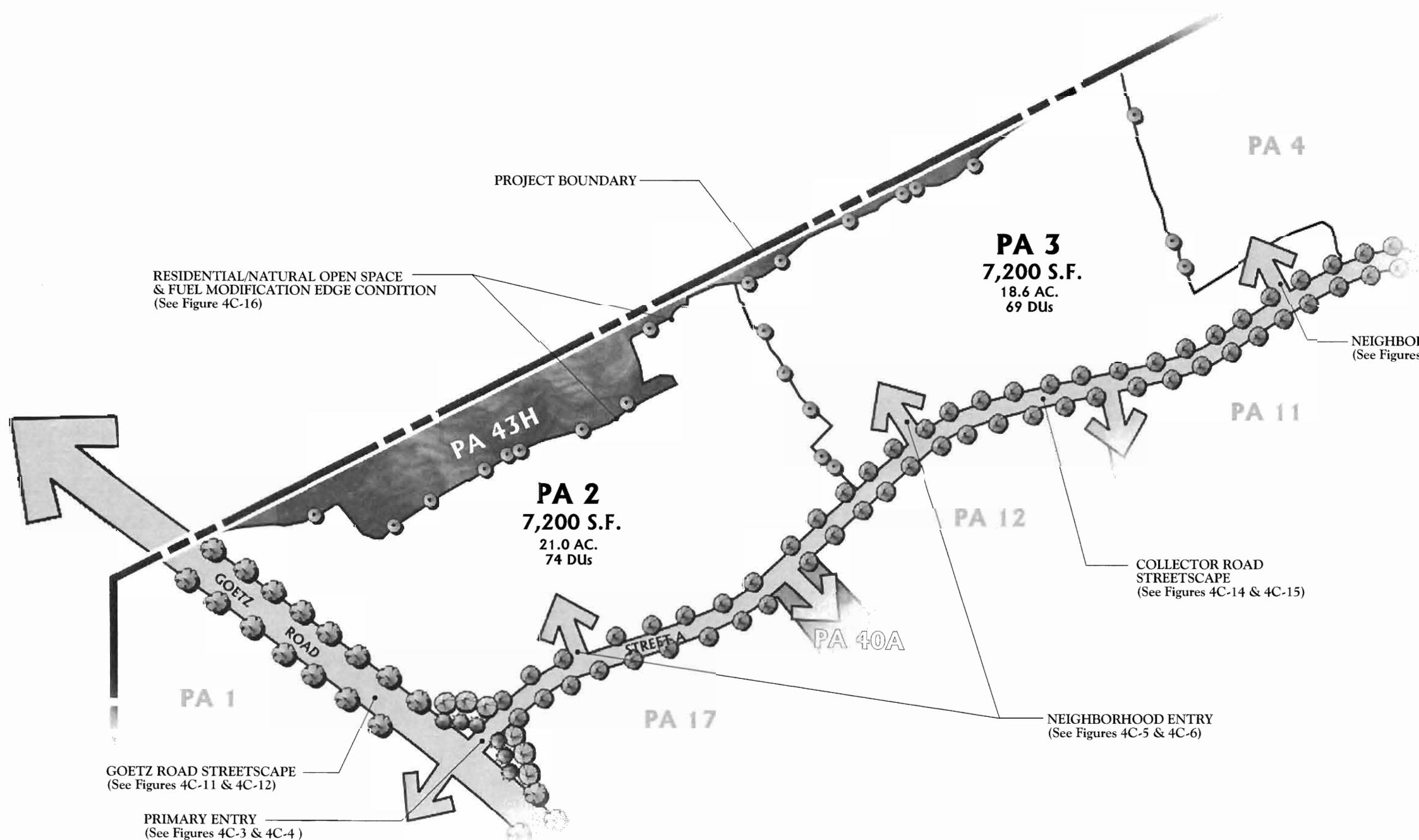


Figure 4B-2
PLANNING AREAS 2 & 3