

**9. Planning Area 9: Medium Density Residential And Activity Park****a. DESCRIPTIVE SUMMARY**

Planning Area 9, as shown on Figure 4B-6, provides for development of 17.1 acres with medium density residential homes with a maximum of 43 dwelling units at an average target density 2.5 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 7,000 square feet. Additionally, Planning Area 9 includes a 4.9-acre activity park. The park will include passive recreational facilities such as open turf areas, walkways, and picnic areas.

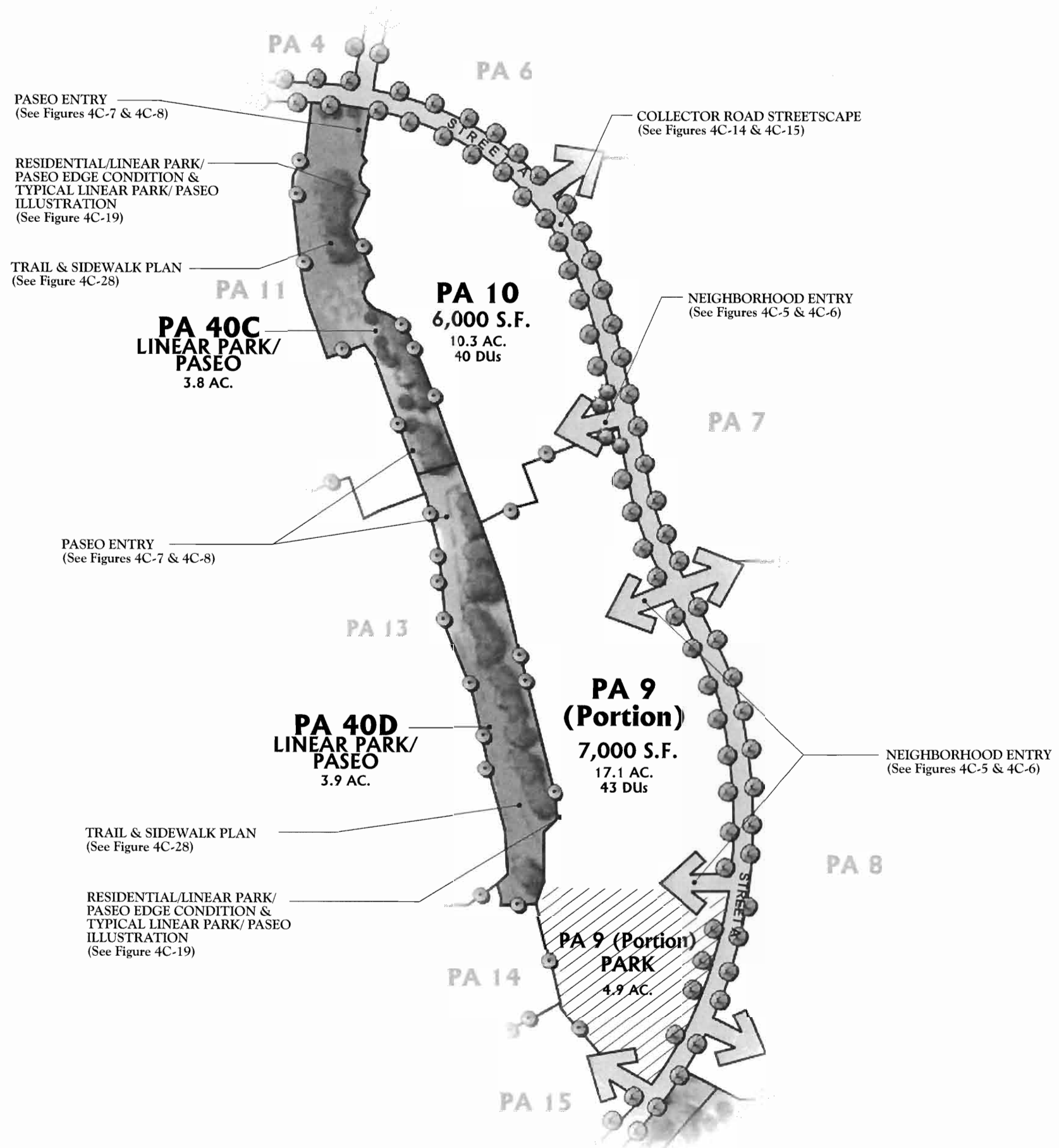
**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348. 4146. (See Specific Plan Zoning Ordinance Tab.)

**c. PLANNING STANDARDS**

- 1) Primary access to Planning Area 9 shall be provided from Street "A."
- 2) Neighborhood entries, as shown in Figure 4C-5, *Neighborhood Entry-Typical Plan View*, and Figure 4C-6, *Neighborhood Entry-Typical Elevation*, shall be provided at the entries of Planning Area 9 via Street "A".
- 3) A roadway landscape treatment, as shown on Figure 4C-14, *Collector Road Streetscape-Typical Plan View*, and Figure 4C-15, *Collector Road Streetscape-Typical Elevation*, shall be provided along Street "A."
- 4) A special treatment/buffer, as shown on Figure 4C-19, *Residential/Linear Park/Paseo Edge Condition and Typical Linear Park/Paseo Illustration*, shall be provided between the residential uses in Planning Area 9 and the park/paseo located within Planning Area 40d.
- 5) 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*.
- 6) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.
- 7) 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	PA. 9 (Portion)* 7,000 S.F. 17.1 AC.* 43 DUs MAX.
	PA. 10 6,000 S.F. 10.3 AC. 40 DUs MAX.
LINEAR PARK/PASEO	PA. 40C LINEAR PARK/ PASEO 3.8 AC.
	PA. 40D LINEAR PARK/ PASEO 3.9 AC.
PARK	PA. 9 (Portion)* PARK 4.9 AC.

\* PLANNING AREA 9 INCLUDES A 4.9-ACRE ACTIVITY PARK.

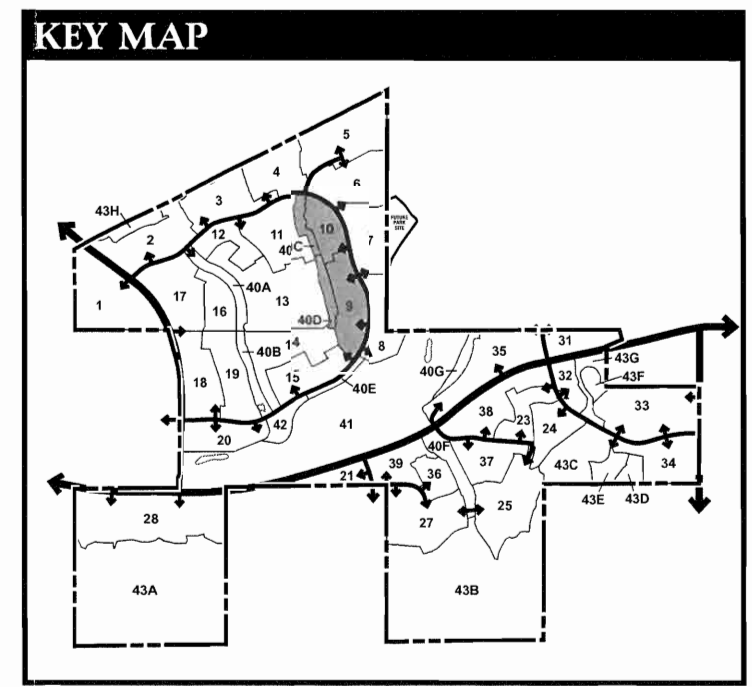


Figure 4B-6  
PLANNING AREAS 9, 10, 40C & 40D