

4.2.9 PLANNING AREA 9 - MEDIUM DENSITY RESIDENTIAL

a. LAND USE

Planning Area 9, as illustrated in Figure 4.26, is planned for 25 acres of Medium Density Residential (2-5 DU/AC) land use. A maximum total of 80 single-family detached dwelling units on 7,200 square foot lots are planned at a density of approximately 3.2 DU/AC. The area is adjacent to the Mountain Park and is bordered by the community equestrian trail system.

b. DEVELOPMENT STANDARDS

1. Zoning and specific development standards are defined in detail in Section 3 of the Rio Vista Specific Plan contained in this document. Section 3 is in conformance with, and references, the Riverside County Ordinance 348.2857.
2. Access to Planning Area 9 is to be achieved from "B" Street, and potentially from Planning Area 8. The final access points shall be determined at the time of the tentative tract map submittal.
3. For Community, Architecture, or Residential Design Guidelines, refer to Section 4.3, "Design Guidelines" of this document.
4. The equestrian trail borders the planning area adjacent to "B" Street, allowing the planning area residents easy access into the community system of hiking and riding trails.
5. An equestrian trail crossing will be located across "B" Street to the Neighborhood Park, Planning Area 10.
6. A theme wall will be constructed along the Planning Area's boundaries with "B" Street and "C" Street (see Figure 4.70).
7. View fencing will be utilized along the easterly boundary of the planning area adjacent to the Mountain Park (see Figure 4.70).
8. Wood fencing will be utilized between the planning area and Planning Area 8 (see Figure 4.71).

EQUESTRIAN TRAIL CROSSING
(SEE FIGURE 4.63)

P.A. 10
PARK

P.A. 28
SFD

EQUESTRIAN TRAIL

PLANNING AREA 9

MEDIUM RESIDENTIAL
7200 SFD

AC 25

DU 80

DU/AC 3.2

P.A. 5
SFD

"B" STREET

P.A. 9

THEME WALL
(SEE FIGURE 4.70-
WALL AND FENCE
DETAIL)

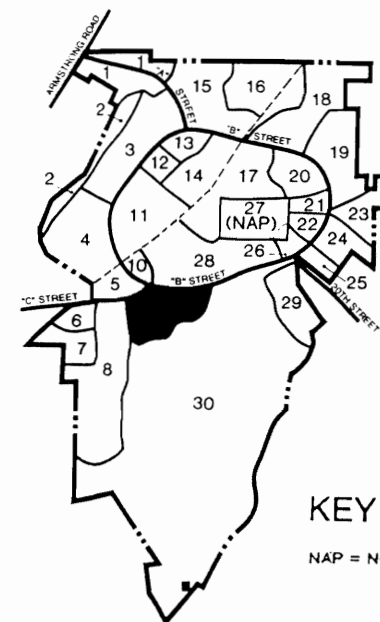
VIEW FENCE
(SEE FIGURE 4.71- WALL
AND FENCE PLAN)

P.A. 8
SFD

P.A. 30
MOUNTAIN PARK

POTENTIAL
ACCESS
POINT

WOOD FENCE
(SEE FIGURE 4.71- WALL AND FENCE PLAN)



KEY MAP
NAP = NOT A PART

FIGURE 4.26