

19. Planning Area 19 - Medium Density Residential**a. Descriptive Summary**

Planning Area 19 is proposed as Medium Density Residential (M). This designation is intended to provide an area for the development of single-family dwelling units. The maximum density is 3.0 dwelling units per acre. Typical uses would include single-family detached residences. The gross area of Planning Area 19 is 29.6 acres. The maximum number of dwelling units allowed in Planning Area 19, subject to transfer of density provisions, is 89 units.

b. Land Use and Development Standards

Zoning and Specific Development Standards shall be the same as those contained in Article VI of Ordinance 348.

c. Planning Standards

- 1) Primary access is gained by one full intersection on Street "A", as depicted in Exhibit IV-4.
- 2) Secondary access is gained by two full intersections on Street "A" and Wineville Avenue, as depicted in Exhibit IV-4.
- 3) Perimeter landscape treatments will be in accordance with the Conceptual Landscape Plan, Section IV.A.4, and as depicted in Exhibit IV-9.
- 4) Entry monumentation, as depicted in Exhibit IV-9 and Exhibit IV-29, will be located at the southeast corner of the Planning Area at the intersection of Limonite Avenue with and Street "A".
- 5) Intersection monumentation, as depicted in Exhibit IV-9 and Exhibit IV-31, will be located at the southwest corner of the Planning Area at the intersection of Limonite Avenue with Street "A".
- 6) Community plan parkland standards for this planning area are met by acreage in Planning Areas 14 and 21.
- 7) A bike lane shall be provided along the east side of Street "A" and the west side of Wineville Avenue as depicted in Exhibit IV-10.
- 8) A multi-purpose trail, as depicted in Exhibit IV-2, will be provided along the eastern side of Wineville Avenue.
- 9) Perimeter fencing for Planning Area 19 will be provided in accordance with the Wall and Fence Plan depicted in Exhibit IV-34.

- 10) For Specific Plan Design Guidelines including general, landscape and architectural Design Guidelines, please refer to Section IV.C.
- 11) Lots adjacent to Wineville Avenue will be larger than 7,200 square feet as a transitional buffer to existing residences.