

47. Planning Area 39: Medium High Density Residential (5,000 s.f.)

a. Descriptive Summary

Planning Area 39, as depicted in Figure III-33, provides for development of 23.0 acres devoted to Medium High density residential uses. A maximum of 129 dwelling units are planned at a target density of 5.6 du/ac. Lot sizes will be a minimum of 5,000 square feet (density range 5-8 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

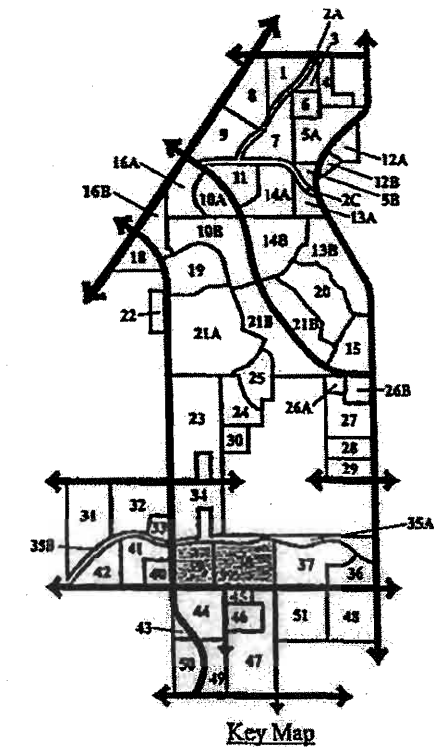
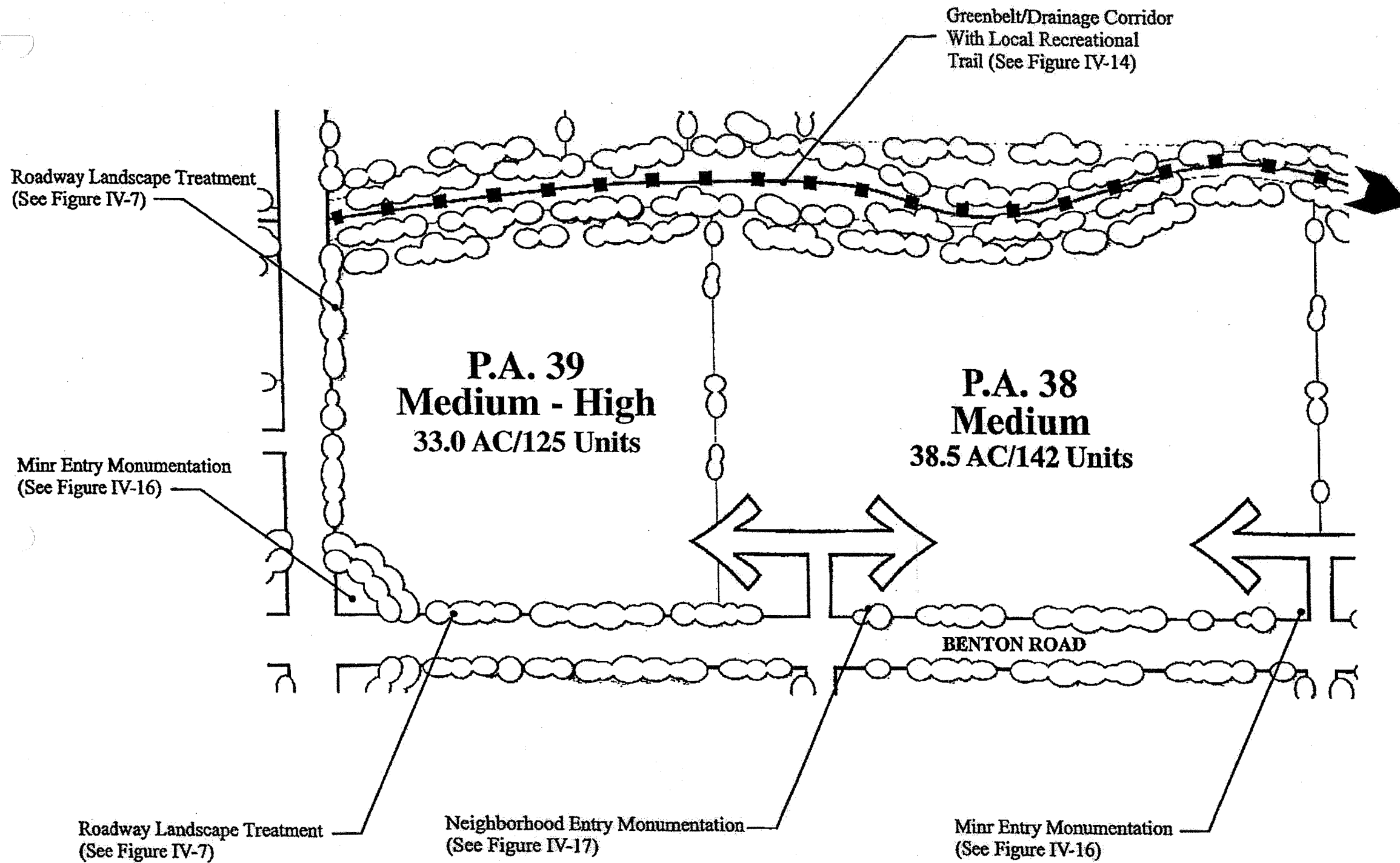
- 1) Primary access to Planning Area 39 shall be provided from Benton Road.
- 2) A minor community entry, as shown in Figure IV-16, is planned at the intersection of Pourroy Road and Benton Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and Street "C".
- 4) A greenbelt/drainage corridor treatment, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 39 and adjacent uses to the north.
- 5) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and Benton 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:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

III. Specific Plan

Planning Areas 38 & 39



SOURCE: T&B Planning Consultants