

13. Neighborhood M (See Figure IV-33 on page IV-237)

a. Neighborhood M Description

Neighborhood M is part of the larger retirement/second home community planned for the southernmost portion of the project site, and is located in the southwest corner of the site, extending along "C" Street from Avenue 66 to "E" Street (Figure IV-33). This 178.77-acre neighborhood contains High Density Residential (9.57 acres) and Low Density Residential (28.14 acres). A total of 218 dwelling units is planned. The maximum density and the total number of dwelling units within the high density residential designation can be exceeded through the application of density bonuses for affordable housing, as permitted by the provisions of Section 65915 of the California Government Code. This neighborhood also includes an 84.33 acre public facilities/schools site and a 22.46 acre commercial site. Open space totals 23.49 acres and functions as part of the drainage network, providing a buffer along Tyler Street. Under a golf course scenario and recreational lake (lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water) scenario, open space would provide active recreational benefits as well. The neighborhood is designed so that each planning area is afforded golf course and/or recreational or other lake frontage. Primary access to Neighborhood M is from "C" Street, Avenue 66 and "E" Street.

b. Neighborhood M Planning Standards

- 1) As described in Section IV.A.9. of this document, an overlay designation can be applied to all of the planning areas within Neighborhood M. The overlay designation would allow all of the planning areas within Neighborhood M to be developed for an industrial use, consistent with airport safety, height and noise impact requirements, provided that all of the planning areas within Neighborhood G, H, I, J, K and L are also designated for an industrial use.
- 2) If the neighborhood is developed for industrial use through the application of the Industrial Overlay Designation (IOD), the landscape features, open space and roadways identified in the Specific Plan will serve to buffer the industrial uses from adjacent land uses. In addition, as indicated in the Specific Plan Zoning Ordinance, a 25 foot setback would apply where the development is adjacent to a residence or a street.
- 3) A secondary, golf course and/or recreational lake (lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water) use is permitted in three of the five planning areas (See Section III).
- 4) Primary access is provided by "C" Street, Avenue 66 and "E" Street (Figure IV-33).
- 5) A Major Project Entry is located at the intersection of "C" Street and Avenue 66 (See Figures IV-33 and IV-37).
- 6) A Major Project Entry is located at "E" Street and Tyler Street (See Figure IV-37).

- 7) A Project Window is located in the southwest corner of the neighborhood at the intersection of Avenue 66 and Tyler Street, under the golf course scenario (See Figure IV-33 and IV-40).
- 8) The intersection of "E" Street and "C" Street will be developed with the Intersection Detail as illustrated in Figure IV-33 and IV-41.
- 9) "C" Street provides access to Planning Areas M-1, M-2, M-3, M-4 and M-5 (See Figure IV-33).
- 10) "E" Street between Tyler Street and "C" Street will be developed with the "E" Street Streetscape 1 - Collector, as shown in Figures IV-33 and IV-53.
- 11) "C" Street will be developed with the North/South Streetscape 1 - Secondary, as shown in Figures IV-33 and IV-47.
- 12) Avenue 66 will be developed with the Avenue 66 Streetscape, as shown in Figures IV-33 and IV-49.
- 13) Tyler Street will be developed with the Edge Conditions as shown in Figures IV-33 and IV-55.

c. Neighborhood M Planning Areas

1) Planning Area M-1: High Density Residential

a) Descriptive Summary

Planning Area M-1, as depicted in Figure IV-33, provides for the development of 9.57 acres of high density residential land uses with minimum lot sizes of 4,500 square feet under cluster development. A maximum of 125 dwelling units is planned at a target density of 13.1 du/acre (density range 12-18 du/acre). The maximum density and the total number of dwelling units within the high density residential designation can be exceeded through the application of density bonuses for affordable housing, as permitted by the provisions of Section 65915 of the California Government Code.

b) Land Use and Development Standards

Please refer to Ordinance No. 348 (See Section III, Specific Plan Zoning).

c) Planning Standards

- (1) As described in Section IV.A.9. of this document, an overlay designation can be applied to all of the planning areas within Neighborhood M. The overlay designation would allow all of the planning areas within Neighborhood M to be developed for an industrial use, consistent with airport safety, height and noise impact requirements, provided that all of the planning areas within Neighborhood G, H, I, J, K and L are also designated for an industrial use.

- (2) Golf course and/or recreational lakes (lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water) are secondary uses in this planning area. Lakes shall incorporate the design guidelines set forth in Section IV.A.10.a.4, Airport Compatibility Design Guidelines for Lakes.
- (3) Planning Area M-1 is accessed from "C" Street (See Figure IV-33).
- (4) A Major Project Entry is located in the northwest corner of the planning area (See Figures IV-33 and IV-37).
- (5) The northwest corner of this planning area will be developed with the Intersection Detail as shown in Figures IV-33 and IV-41.
- (6) The edge treatment for the interface between the residential uses and the drainage uses in the adjacent planning area is depicted in Figure IV-58. If the golf course is developed, the edge treatment will be as described in Figure IV-59.
- (7) Please refer to Section IV.C., for specific Design Guidelines and other related design criteria.
- (8) Please refer to Section IV.A. for Development Plans and standards that apply site-wide.

2) Planning Area M-2: Open Space

a) Descriptive Summary

Planning Area M-2, as depicted in Figure IV-33, provides for the development of 23.49 acres of open space.

b) Land Use and Development Standards

Please refer to Ordinance No. 348 (See Section III, Specific Plan Zoning).

c) Planning Standards

- (1) As described in Section IV.A.9. of this document, an overlay designation can be applied to all of the planning areas within Neighborhood M. The overlay designation would allow all of the planning areas within Neighborhood M to be developed for an industrial use, consistent with airport safety, height and noise impact requirements, provided that all of the planning areas within Neighborhood G, H, I, J, K and L are also designated for an industrial use.
- (2) Golf course and/or recreational lakes (lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water) are secondary uses in this planning area. Lakes shall incorporate the design guidelines set forth in Section IV.A.10.a.4, Airport Compatibility Design Guidelines for Lakes.

- (3) Planning Area M-2 is accessed from "C" Street (See Figure IV-33).
- (4) This planning area will be developed with the project edge conditions as shown in Figure IV-55.
- (5) Please refer to Section IV.C., for specific Design Guidelines and other related design criteria.
- (6) Please refer to Section IV.A. for Development Plans and standards that apply site-wide.

3) Planning Area M-3: Low Density Residential

a) Descriptive Summary

Planning Area M-3, as depicted in Figure IV-33, provides for the development of 28.14 acres of low density residential land uses with minimum lot sizes of 7,200 square feet under conventional development. A maximum of 93 dwelling units is planned at a target density of 3.3 du/acre (density range 1-5.9 du/acre).

b) Land Use and Development Standards

Please refer to Ordinance No. 348 (See Section III, Specific Plan Zoning).

c) Planning Standards

- (1) As described in Section IV.A.9. of this document, an overlay designation can be applied to all of the planning areas within Neighborhood M. The overlay designation would allow all of the planning areas within Neighborhood M to be developed for an industrial use, consistent with airport safety, height and noise impact requirements, provided that all of the planning areas within Neighborhood G, H, I, J, K and L are also designated for an industrial use.
- (2) Golf course and/or recreational lakes (lakes, including those used for aesthetics, detention, recreation, water skiing, and non-potable irrigation water) are secondary uses in this planning area. Lakes shall incorporate the design guidelines set forth in Section IV.A.10.a.4, Airport Compatibility Design Guidelines for Lakes.
- (3) Planning Area M-3 is accessed from "C" Street (See Figure IV-33).
- (4) This planning area will be developed with the edge conditions for the interface with the adjacent golf course and drainage facilities, as shown in Figure IV-55.
- (5) Planning Area M-3 will be developed with the Land Use Buffer shown in Figure IV-65 where it adjoins Planning Area M-4.
- (6) Please refer to Section IV.C., for specific Design Guidelines and other related design criteria.

- (7) Please refer to Section IV.A. for Development Plans and standards that apply site-wide.

4) Planning Area M-4: Public Facilities/Schools

a) Descriptive Summary

Planning Area M-4, as depicted in Figure IV-33, provides for the development of a 84.33-acre public facilities/schools site by the Coachella Valley Unified School District.

b) Land Use and Development Standards

Please refer to Ordinance No. 348 (See Section III, Specific Plan Zoning).

c) Planning Standards

- (1) Planning Area M-4 is accessed from Tyler Street, Avenue 66 and "C" Street (See Figure IV-33).
- (2) Please refer to Section IV.C., for specific Design Guidelines and other related design criteria.
- (3) Please refer to Section IV.A. for Development Plans and standards that apply site-wide.

5) Planning Area M-5: Commercial

a) Descriptive Summary

Planning Area M-5, as depicted in Figure IV-33, provides for the development of 22.46 acres of commercial land uses.

b) Land Use and Development Standards

Please refer to Ordinance No. 348 (See Section III, Specific Plan Zoning).

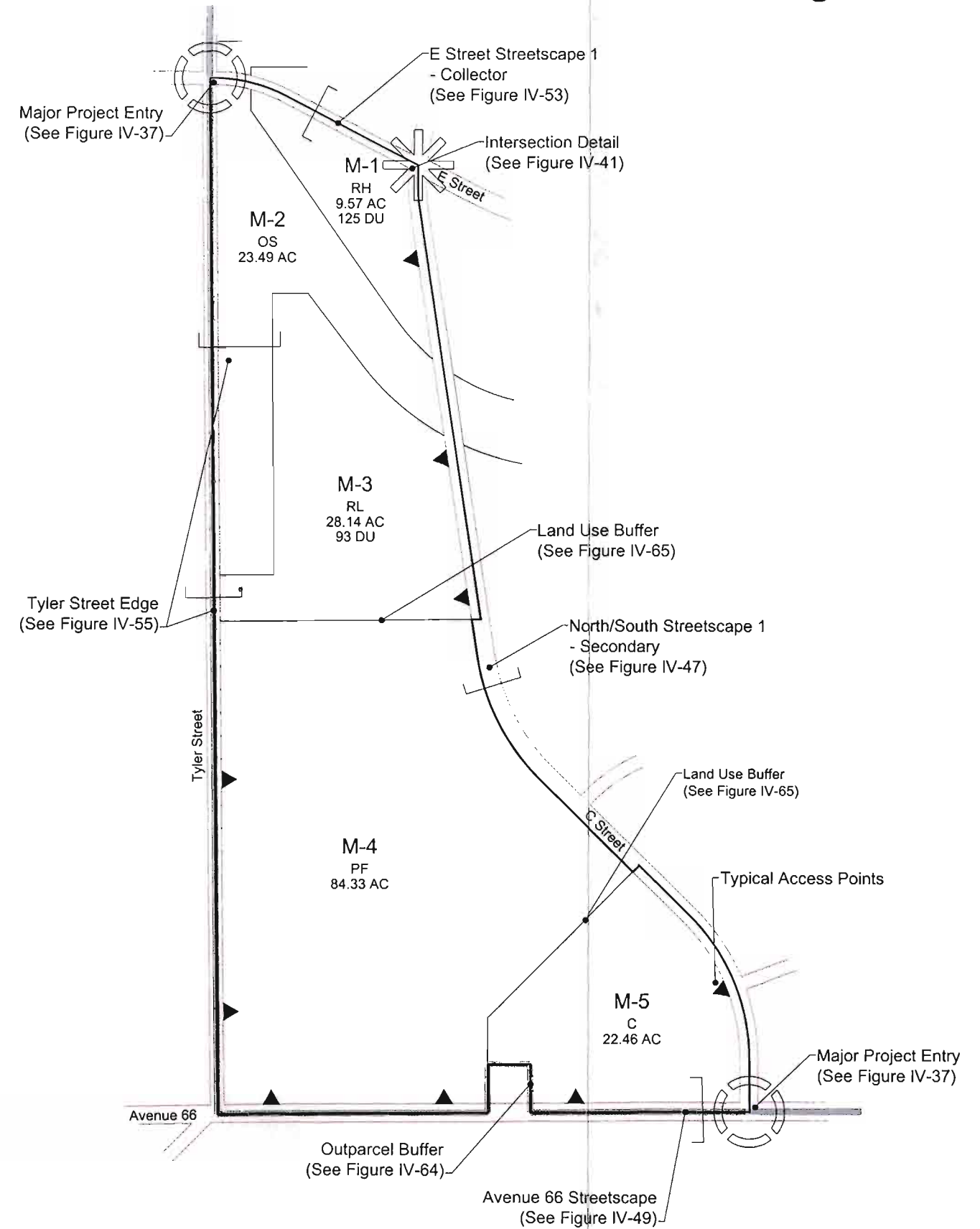
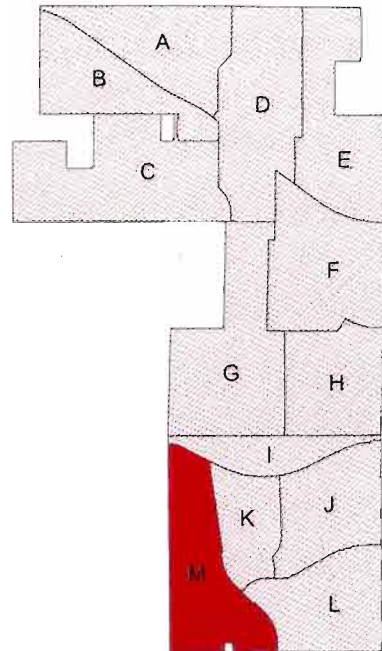
c) Planning Standards

- (1) As described in Section IV.A.9. of this document, an overlay designation can be applied to all of the planning areas within Neighborhood M. The overlay designation would allow all of the planning areas within Neighborhood M to be developed for an industrial use, consistent with airport safety, height and noise impact requirements, provided that all of the planning areas within Neighborhood G, H, I, J, K and L are also designated for an industrial use.
- (2) Planning Area M-5 is accessed from "C" Street and Avenue 66 (See Figure IV-33).

- (3) A Major Project Entry is located in the southeast corner of the planning area (See Figures IV-33 and IV-37).
- (4) This planning area will be developed with the Land Use Buffer between adjacent Planning Area M-4, as shown in Figures IV-33 and IV-65.
- (5) The edge treatment for the interface with the adjacent property that is not a part (N.A.P.) is shown in Figure IV-64.
- (6) Please refer to Section IV.C., for specific Design Guidelines and other related design criteria.
- (7) Please refer to Section IV.A. for Development Plans and standards that apply site-wide.

Neighborhood M

Key Map:



Land Use Diagram				
Planning Area	Land Use	Acreage	Target Density (DU/Acre)	Dwelling Units
M-1	High Density Residential (RH)	9.57	13.1	125
M-2	Open Space (OS)	23.49	NA	NA
M-3	Low Density Residential (RL)	28.14	3.3	93
M-4	Public Facilities (PF)	84.33	NA	NA
M-5	Commercial (C)	22.46	NA	NA
ROW	Right-of-Way	10.78	NA	NA
Subtotal		178.77		218

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