

## **37. Planning Area 37**

### **a. Descriptive Summary**

Planning Area 37, as illustrated in Figure V-37, consists of about 20 acres to be devoted to Medium Density Residential/ Park Space. This designation is intended to provide an area which is landscaped and may include such amenities as picnic facilities, ball field, walkways, and sufficient parking

### **b. Land Use and Development Standards**

Please refer to Ordinance No. 348 \_\_\_\_ (See SP Ordinance Tab).

### **c. Planning Standards**

- (1) Access to planning area 37 shall be provided from the South Village Loop Road. Secondary access will be provided from the Beeler Secondary Project Access Road.
- (2) Pedestrian Bicycle access to Planning Area 37 shall be provided from the Central Paseo / Recreational Corridor and the Loop Road / Secondary Project Road enhanced parkways.
- (3) Secondary Project Entry Treatment as illustrated in Figure VI-13.
- (4) Village Loop Road / Residential Streetscape as illustrated in Figure V-10.
- (5) Secondary Project Access Road Streetscape as illustrated in Figure V-9.
- (6) Central Paseo Section as illustrated in Figure IV-I
- (7) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape

# Planning Area 37 Medium Density Residential Figure V-37

