

**1. Planning Area 1: Medium Density Residential****a. DESCRIPTIVE SUMMARY**

Planning Area 1, as shown on Figure 4B-1, provides for development of 10.1 acres with medium density residential homes with a maximum of 22 dwelling units at an average target density 2.2 du/ac within the density range of 2-5 du/ac. The minimum lot size will be 10,000 square feet.

**b. LAND USE AND DEVELOPMENT STANDARDS**

Please refer to Ordinance No. 348. XX. (See Specific Plan Zoning Ordinance Tab.)

**c. PLANNING STANDARDS**

- 1) Access to Planning Area 1 shall be provided from Street "C."
- 2) Roadway landscape treatments, as shown on Figure 4C-3, *Residential Streetscape*, are planned along Streets "B" and "C."
- 3) A neighborhood entry shall be provided at the intersection of Street "C" and the Planning Area entry roadway, as shown in Figure 4C-2, *Community and Neighborhood Entries*.
- 4) A community entry shall be provided at the intersection of McAllister Street and Street "B", as shown in Figure 4C-2, *Community and Neighborhood Entries*.
- 5) An edge condition shall be provided along that portion abutting McAllister Street, as shown in Figure 4C-7, *Edge Condition - Residential/McAllister Street*.
- 6) An edge condition, as shown in Figure 4C-8, *Edge Condition - Residential/Collector Road/Club House*, shall be provided along that portion of Street "B" abutting the proposed club house.
- 7) An edge condition shall be provided along those portions of residential development abutting the open space, as shown in Figure 4C-10, *Edge Condition - Residential/Open Space*.
- 8) An edge condition shall be provided between the residential uses in Planning Area 1 and the park in Planning Area 10A, as shown in Figure 4C-12, *Edge Condition - Residential/Park*.
- 9) A Solid Privacy Wall and View and Combination Fencing shall be constructed within the interior of Planning Area 1 as delineated on Figure 4C-5, *Conceptual Community Walls and Fencing Plan* and depicted on Figure 4C-6, *Wall and Fencing Details*.
- 10) Please refer to Section IV.C. for specific *Design Guidelines* and other related design criteria.

11) Please refer to Section IV.A. for the following *Development Plans and Standards* that apply site-wide:

- IV.A.2: Specific Land Use Plan
- IV.A.3: Circulation Plan
- IV.A.4: Drainage Plan
- IV.A.5: Water and Sewer Plans
- IV.A.6: Landscaping Plan
- IV.A.7: Open Space and Recreation Plan
- IV.A.8: Grading Plan
- IV.A.9: Public Facility Sites & Project Phasing Plan
- IV.A.10: Comprehensive Maintenance Plan

### Legend

**P.A. 1**  
 SINGLE FAMILY MEDIUM  
 (10,000 S.F.)  
 10.1 ACRES  
 22 DU's

