

C. LAND USE, PLANNING AND DESIGN STANDARDS BY PLANNING AREA

1. PLANNING AREA 1: HIGH DENSITY RESIDENTIAL

a) Descriptive Summary

Planning Area 1 consists of single family attached or detached homes located at the south edge of THE RESORT community adjacent to Bellegrave Avenue. It is adjacent to a public community park and an elementary school to the south and west, and residential single family homes to the north. As depicted in *Figure IV-23, Planning Area 1*, Planning Area 1 provides for development of 9.56 acres devoted to High Density Residential uses within the density range of 8 to 14 dwelling units per acre. The development target for Planning Area 1 is 90 dwelling units.

Vehicular access to this area is from the internal community loop street via major project entries at Hamner Avenue, Bellegrave Avenue and Cantu-Galleano Ranch Road. Pedestrian access is by way of sidewalks and community paseos that provide connections throughout the community. A community recreation facility is located directly across the loop street from this area.

b) Land Use and Development Standards

For permitted land uses and development standards such as setbacks and yard requirements, refer to the Specific Plan Zoning Ordinance.

c) Design Guidelines

(1) Encroachments

See Section IV.D.2., Planning Concepts/Criteria, for individual encroachments into setbacks.

(2) Parking

Parking for residents is provided in garaged spaces. Guest parking is accommodated along neighborhood streets.

(3) Special Treatment/Buffer Areas

Specific setbacks and additional landscape treatments are planned where these homes have certain adjacency conditions (See Section IV.D.2., Planning Concepts/Criteria for setbacks.) In this case these conditions include homes adjacent to Bellegrave Avenue or the entry street at Bellegrave Avenue and those that are adjacent to paseos, the community loop street or a community entry street.

(3) Development at a Higher Density Range

Development of a residential planning area at a higher density residential land use category (i.e. development of a high density residential planning area as very high density residential) will require approval of an amendment to the Specific Plan. The application for amendment of the Specific Plan may be processed concurrently with applications for implementing development proposals and subdivisions, or as a “stand alone” application.

d) Planning Standards

- 1) Access to Planning Area 1 shall be provided from Street “C” and from the Loop Road.
- 2) A Community Level Entry Monument, as shown on *Figure IV-80, Community Entry at Bellegrave Avenue and “C” Street Plan View* and *Figure IV-81, Community Entry at Bellegrave Avenue and “C” Street Elevation*, shall be provided on Bellegrave Avenue, at the southeast corner of the planning area.
- 3) An Entry Piazza, as shown on *Figure IV-71, “B” Street - Gated Entry Plan View*, shall be constructed on “B” Street adjacent to the planning area.
- 4) An Entry Piazza, as shown on *Figure IV-73, “C” Street - Gated Entry Plan View*, shall be constructed on “C” Street adjacent to the planning area.
- 5) Gated Entries, as shown on *Figure IV-71, “B” Street - Gated Entry Plan View, Figure IV-72, “B” Street - Gated Entry Elevation, Figure IV-73, “C” Street - Gated Entry Plan View* and *Figure IV-74, “C” Street - Gated Entry Elevation*, shall be constructed on “B” Street and on “C” Street adjacent to the planning area.
- 6) A Perimeter Streetscape, as shown on *Figure IV-51, Bellegrave Avenue Street Section* and *Figure IV-52, Bellegrave Avenue Plan View*, shall be provided along Bellegrave Avenue, adjacent to Planning Area 1.
- 7) An Interior Streetscape, as shown on *Figure IV-59, “B” Street Street Section* and *Figure IV-60, “B” Street Plan View*, shall be provided along “B” Street adjacent to Planning Area 1.
- 8) An Interior Streetscape, as shown on *Figure IV-61, “C” Street Street Section* and *Figure IV-62, “C” Street Plan View*, shall be provided along “C” Street adjacent to Planning Area 1.
- 9) An Interior Streetscape, as shown on *Figure IV-63, Loop Road Street Section* and *Figure IV-64, Loop Road Plan View*, shall be provided along Loop Road adjacent to Planning Area 1.
- 10) Neighborhood entry monuments, as shown on *Figure IV-82, Typical Neighborhood Entry Plan View and Elevation*, shall be provided along any neighborhood entry road accessing Planning Area 1 from the Loop Road.
- 11) An Enhanced Intersection, as shown on *Figure IV-83, Typical Enhanced Intersection Plan View*, shall be installed at the intersection of “B” Street and the Loop Road and at the intersection of “C” Street and the Loop Road.

- 12) A Community Theme Wall, as shown on *Figure IV-86, Community Theme Wall – Split Face Block*, shall be constructed adjacent to Planning Area 1 along Bellegrave Avenue, along “B” Street from the western boundary of Planning Area 1 to the Gated Entry and along “C” Street from Bellegrave Avenue to the Gated Entry.
- 13) A 6-foot high wall, tubular steel fence or any combination thereof as shown on *Figure IV-86, Community Theme Wall – Split Face Block, Figure IV-87, Tubular Steel Fence*, and *Figure IV-88, Tubular Steel Fence On Low Wall*, shall be constructed on the boundary between Planning Area 1 and the adjacent elementary school (Planning Area 16) and community park (Planning Area 15).
- 14) A land use transition as shown on *Figure IV-92, Land Use Transition - Residential at 13.00-Acre Community Park Site*, shall be installed between Planning Area 1 and Planning Area 15.
- 15) A land use transition as shown on *Figure IV-94, Land Use Transition - Residential at School Site*, shall be installed between Planning Area 1 and Planning Area 16.
- 16) The following list describes those facilities within Planning Area 1 that will be the responsibility of the Master Developer to construct and those for which the Guest Builder is responsible.

Streetscapes:

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|--|----------------------------|
| Bellegrave Avenue Streetscape | Master Developer Installed |
| “B” Street Streetscape | Master Developer Installed |
| “C” Street Streetscape | Master Developer Installed |
| Interior Streetscape – Loop Road | Master Developer Installed |
| Interior Parkways – All Streets Within | Guest Builder Installed |

Walls and Fences:

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|--|----------------------------|
| Community Theme Wall – Bellegrave Avenue | Master Developer Installed |
| Community Theme Wall – “B” Street | Master Developer Installed |
| Community Theme Wall – “C” Street | Master Developer Installed |
| Community Wall – at 13.00 Acre Park Site | Guest Builder Installed |
| Community Wall – at School Site | Guest Builder Installed |
| Walls / Fences Between Lots | Guest Builder Installed |

Monuments:

| | |
|---|----------------------------|
| Community Level Monuments – Bellegrave Avenue | Master Developer Installed |
| Neighborhood Level Monuments | Guest Builder Installed |

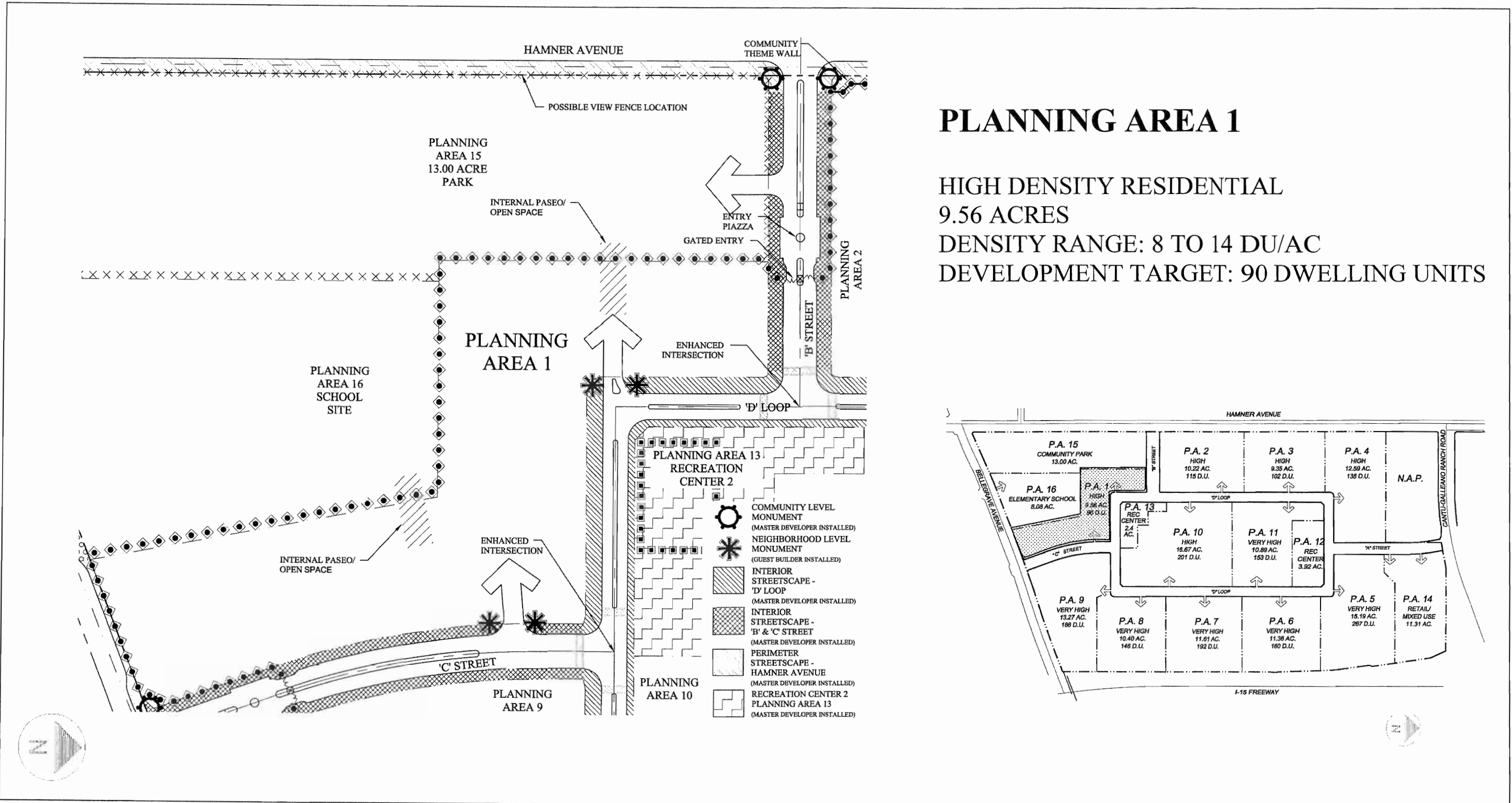
Enhancements:

| | |
|---------------------------|----------------------------|
| Gated Entry – “B” Street | Master Developer Installed |
| Gated Entry – “C” Street | Master Developer Installed |
| Entry Piazza – “B” Street | Master Developer Installed |

| | |
|--|----------------------------|
| Entry Piazza – “C” Street | Master Developer Installed |
| Enhanced Intersection – “B” Street and Loop Road | Master Developer Installed |
| Enhanced Intersection – “C” Street and Loop Road | Master Developer Installed |

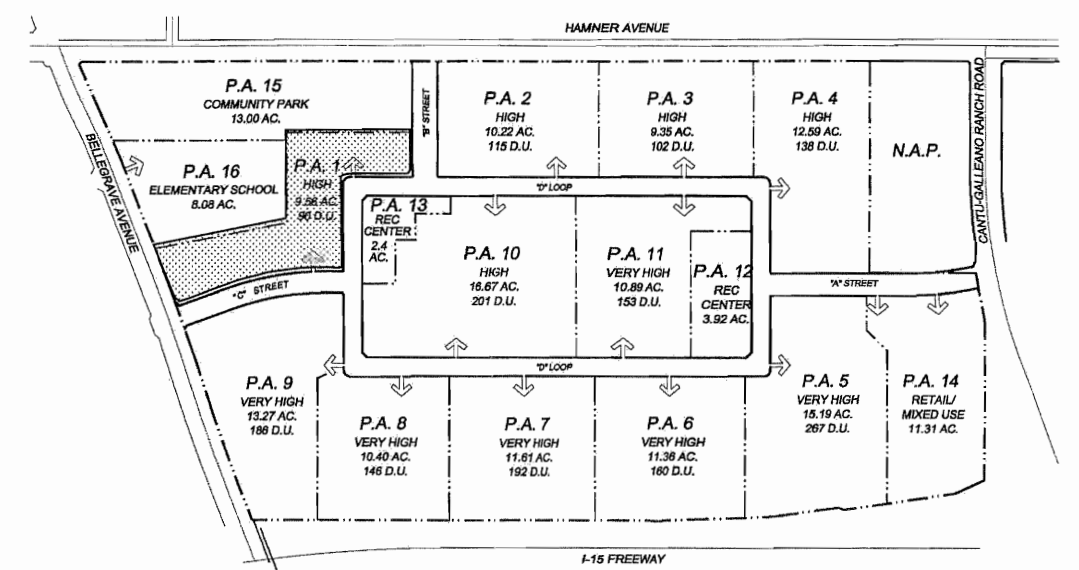
- 15) Please refer to Section IV.D for specific Design Guidelines and other related design criteria and to Section IV.E for specific Landscaping Guidelines.
- 16) Please refer to Section IV.B for the following Development Plans and Standards that apply site-wide:

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|---------------------------------------|--|
| IV.B.1: Comprehensive Land Use Plan | IV.B.6: Open Space and Recreation Plan |
| IV.B.2: Circulation Plan | IV.B.7: Illustrative Grading Plan |
| IV.B.3: Drainage Plan | IV.B.8: Public Facilities and Phasing Requirements |
| IV.B.4: Illustrative Landscaping Plan | IV.B.9: Comprehensive Maintenance Plan |
| IV.B.5: Water and Sewer Plan | IV.B.10: Specific Plan Administration |



PLANNING AREA 1

HIGH DENSITY RESIDENTIAL
 9.56 ACRES
 DENSITY RANGE: 8 TO 14 DU/AC
 DEVELOPMENT TARGET: 90 DWELLING UNITS



ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS

LAND CONCERN ARCHITECTS WILLIAM HEZMALHALCH ARCHITECTS INC.

Figure IV-23
Planning Area 1
The Resort Specific Plan