
9. PLANNING AREA 9: VERY HIGH DENSITY RESIDENTIAL

a) Descriptive Summary

Planning Area 9 consists of single family attached or detached homes located in the southeastern corner of THE RESORT community. It is bounded by a community paseo and single family homes to the north, the I-15 Freeway to the east, Bellegrave Avenue to the south and is located directly across from an elementary school at the Bellegrave entry. As depicted on *Figure IV-31, Planning Area 9*, Planning Area 9 provides for the development of Very High Density Residential uses on 13.27 acres within the density range of 14 to 22 dwelling units per acre. The development target for Planning Area 9 is 186 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 park is located at the north edge of this planning area. The community loop street paseo directly links pedestrians in this neighborhood to all other areas within the community.

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 are planned where these homes have certain adjacency conditions. (See Section IV.D.2., Planning Concepts/Criteria, for setbacks.) These conditions include homes adjacent to the I-15 Freeway, a community entry street, a paseo or the community loop street.

d) Planning Standards

- 1) Access to Planning Area 9 shall be provided from the Loop Road.

- 2) A Community Level Entry Monument, as shown on *Figure IV-75, Typical Community Level Monument Plan View and Elevation*, shall be provided on Bellegrave Avenue, at the southwest corner of the planning area
- 3) 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.
- 4) A Gated Entry, as shown on *Figure IV-73, "C" Street - Gated Entry Plan View and Figure IV-74, "C" Street - Gated Entry Elevation*, shall be constructed on "C" Street adjacent to the planning area.
- 5) A Perimeter Streetscape, as shown on *Figure IV-51, Bellegrave Avenue Street Section and Figure IV-52, Bellegrave Avenue Plan View*, shall be provided adjacent to Planning Area 9 along Bellegrave Avenue.
- 6) A Perimeter Streetscape, as shown on *Figure IV-61, "C" Street Street Section and Figure IV-62, "C" Street Plan View*, shall be provided adjacent to Planning Area 9 along "C" Street.
- 7) 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 the Loop Road adjacent to Planning Area 9.
- 8) 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 9 from the Loop Road.
- 9) An Enhanced Intersection, as shown on *Figure IV-83, Typical Enhanced Intersection Plan View*, shall be installed at the intersection of "C" Street and the Loop Road.
- 10) A Community Theme Wall, as shown on *Figure IV-86, Community Theme Wall – Split Face Block*, shall be constructed adjacent to Planning Area 9 along Bellegrave Avenue, and "C" Street from Bellegrave Avenue to the Gated Entry.
- 11) A sound wall and landscaping as shown on *Figure IV-53, Interstate 15 Street Section and Figure IV-54, Interstate 15 Plan View*, shall be constructed along the eastern boundary of Planning Area 9 adjacent to Interstate 15.
- 12) An Internal Paseo, as shown on *Figure IV-21, Typical Pedestrian Paseo*, shall be constructed along the northern boundary of Planning Area 9.
- 13) Open Space/Park 1 (*Figure IV-16, Open Space/Park 1 Plan*) shall be constructed prior to or concurrently with Planning Area 9.

- 14) A land use transition as shown on *Figure IV-97, Land Use Transition - Residential at Open Space/Park Sites*, shall be installed between the residential development of Planning Area 9 and Open Space/Park 1.
- 15) The following list describes those facilities within Planning Area 9 that will be the responsibility of the Master Developer to construct and those for which the Guest Builder is responsible.

Streetscapes:

Bellegrave Avenue Streetscape	Master Developer Installed
“C” Street Streetscape	Master Developer Installed
Interior Streetscape – Loop Road	Master Developer Installed
Interior Common Area	Guest Builder Installed

Wall and Fences:

Community Theme Wall – Bellegrave Avenue	Master Developer Installed
Sound Wall – Interstate 15	Master Developer Installed
Walls / Fences Between Units	Guest Builder Installed
Courtyard Walls	Guest Builder Installed

Monuments:

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

Enhancements:

Gated Entry – “C” Street	Master Developer Installed
Entry Piazza	Master Developer Installed
Enhanced Intersection – “C” Street and Loop Road	Master Developer Installed
Internal Paseo / Open Space Between P.A. 8	Guest Builder Installed
Open Space/Park 1	Guest Builder Installed

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

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

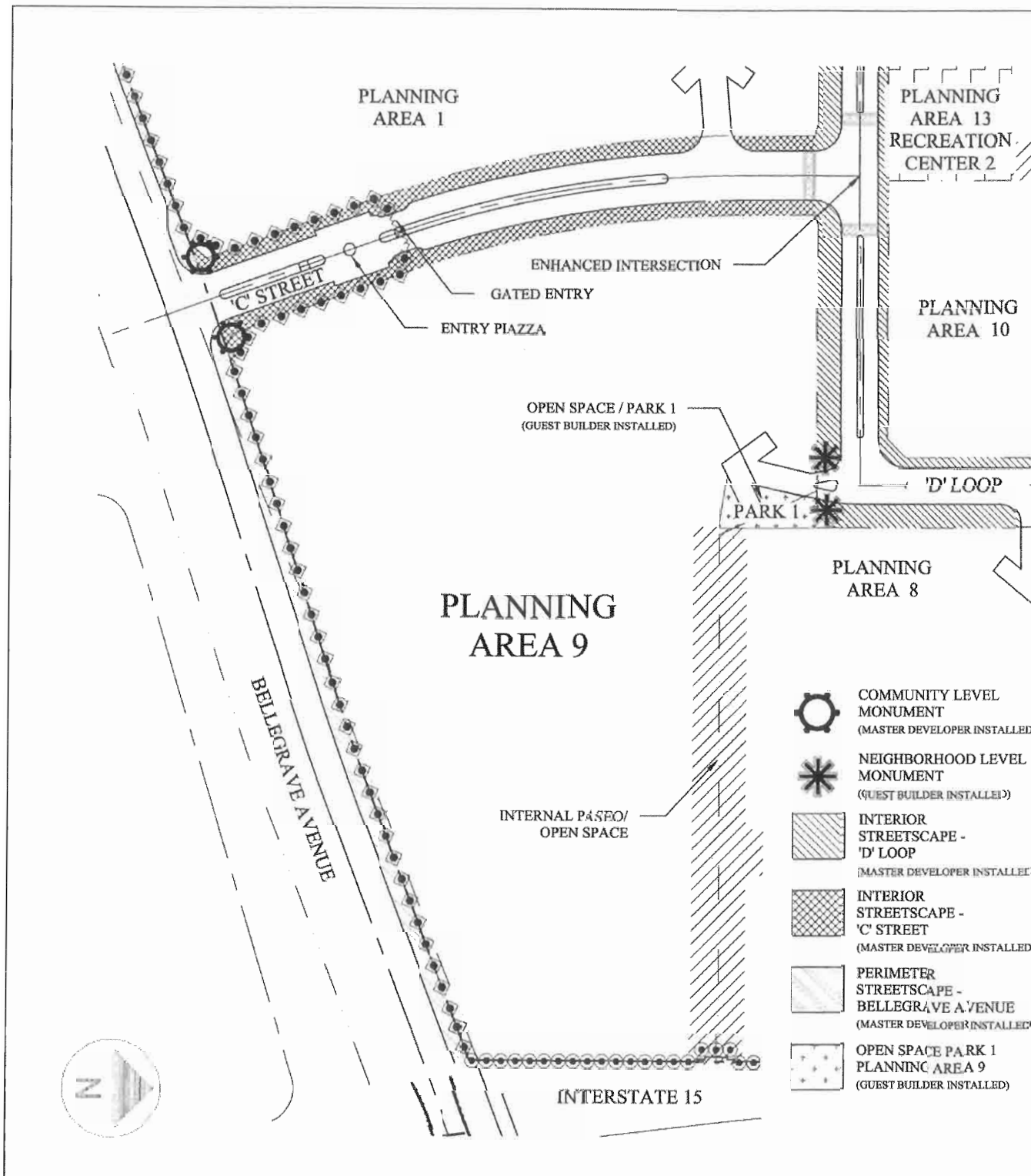
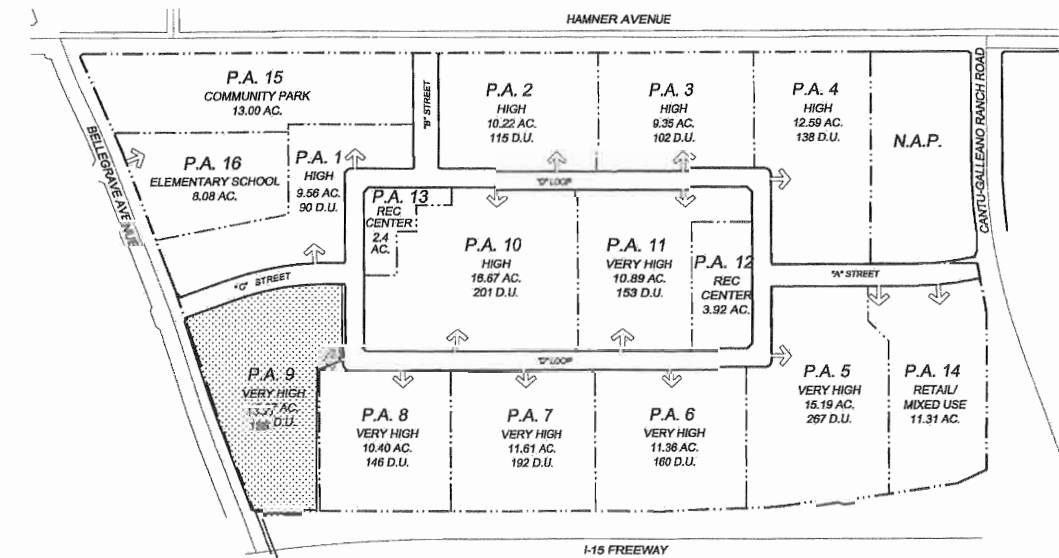
PLANNING AREA 9

VERY HIGH DENSITY RESIDENTIAL

13.27 ACRES

DENSITY RANGE: 14 TO 22 DU/AC

DEVELOPMENT TARGET: 186 DWELLING UNITS



ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS

LAND CONCERN

WILLIAM HEZMALHALCH ARCHITECTS INC.

Figure IV-31
Planning Area 9
The Resort Specific Plan