



The proposed land uses within the specific plan include the following.

### **3.1 Planning Area 1 – Attached Residential**

Planning Area 1 is a residential area that includes up to 312 dwelling units on 20.91 acres of land. This planning area is located south of Clinton Keith Road, east of Oak Springs Road, West of Inland Valley Drive and abuts the southwestern edge of Planning Area 2.

The density range in this planning area is 14–20 dwelling units per acre. PA 1 proposes to develop attached multifamily units that display 360-degree architecture or articulation on all building facades, with a higher emphasis on facades visible from streets and open space areas. The type of residential units permitted in this planning area may include, but not be limited to, apartments, townhomes, condominiums, motorcourt, and single-family attached. The overall number of dwelling units within this planning area may not exceed 312.

The proposed layout of PA 1 is conceptual and is depicted on previous Figure 3-1, *Land Use Plan*. The ultimate site layout is expected to change once final engineering, grading, and tentative maps are designed. Changes to the site plan are permitted and anticipated; therefore, they will be approved administratively and will not require a specific plan amendment.

PA 1 contains private recreation facilities and amenities, which include a neighborhood recreation center intended for use by numerous patrons concurrently, a neighborhood recreation areas intended for small gatherings of people, a portion of the project's six-foot-wide multi-use trail, and par course stations. These recreation facilities and amenities are intended to exclusively service the Oak Springs Ranch community. Typical amenities within the neighborhood recreation center include a swimming pool, fitness center, recreation building, outdoor fireplace and barbecue area, basketball half court, tot lot, picnic areas, open lawn areas, on-site parking, and similar neighborhood-serving uses. Typical amenities within the neighborhood recreation area include a swimming pool, spa, picnic areas, open lawn areas, restroom and pool equipment building, on-site parking, and similar neighborhood-serving uses. The portion of the six-foot-wide multi-use trail within this planning area traverses along the edge of the open space habitat area (see Figure 7-13 in Chapter 7, *Recreation Plan*) and connects to the various recreation areas and par course stations. The par course stations are designed to provide exercise areas for the residents of the community (see Figure 7-20 in Chapter 7, *Typical Par Course Station*). A network of pedestrian walking paths is also provided throughout PA 1.

### **3.2 Planning Area 2 – Detached Residential**

Planning Area 2 is a residential area that includes up to 103 detached dwelling units on 12.89 acres of land. This planning area is located south of Planning Area 1, west of Inland Valley Drive, and east and north of the native riparian habitat open space area (PA 3).

The density range in this planning area is 8–14 dwelling units per acre. The type of residential units permitted in this planning area may include, but not be limited to, single-family attached, single-family detached, alley-loaded units, and condominiums. The overall number of dwelling units within this planning area may not exceed 103.



The PA 2 development pattern is based upon a neo-traditional urban design with the architecture being the predominant feature of the home (“architecture forward”) and the garage being accessed from the rear of the home (“alley loaded”). Large open space areas serve as an extension of the front porch and as areas where neighbors gather, mingle, and engage in neighborhood events.

The proposed layout of PA 2 is conceptual and is depicted on previous Figure 3-1, *Land Use Plan*. The ultimate site layout is expected to change once final engineering, grading, and tentative maps are designed. Changes to the site plan are permitted and anticipated; therefore, they will be approved administratively and will not require a specific plan amendment.

PA 2 contains private recreation facilities and amenities, which include a neighborhood recreation center, intended for use by numerous patrons concurrently, three neighborhood recreation areas intended for small gatherings of people, a portion of the project’s six-foot-wide multi-use trail, and par course stations. These recreation facilities and amenities are intended to exclusively service the Oak Springs Ranch community. Typical amenities within the neighborhood recreation center include a basketball half court, sand volleyball court, picnic areas, swimming pool, spa, restroom and pool equipment building, open lawn areas, tot lot, outdoor fireplace and barbecue area, on-site parking, and similar neighborhood-serving uses. Typical amenities within the neighborhood recreation areas include picnic areas, outdoor fireplace and barbecue areas, open lawn areas, on-site parking, and similar neighborhood-serving uses. The portion of the six-foot-wide multi-use trail within this planning area traverses along the edge of the open space habitat area (see Figure 7-13 in Chapter 7, *Recreation Plan*) and connects to the various recreation areas and par course stations. A network of pedestrian walking paths to serve the residents is also provided throughout PA 2.

### **3.3 Planning Area 3 – Open Space/Trails/Pedestrian Connections/Amenities**

Planning Area 3 provides 14.35 acres of open space land consisting of a native riparian habitat open space area that includes a variety of California oak trees and wild life, a portion of the 12-foot-wide community trail, a comprehensive 6-foot-wide multi-use trail system, and par course stations. The community trail meanders along the open space area of the project site’s southern boundary, from Interstate 15 to Inland Valley Drive, and also traverses into a portion of the northern boundary of the adjacent site (Inland Valley Medical Center) as shown on Figure 4-5, *Community Trail Plan*, in Chapter 4 of this specific plan. The portion of the six-foot-wide multi-use trail within this planning area traverses along the edge of the habitat open space area (see Figure 7-13, *Recreation Plan*, in Chapter 7 of this specific plan) and connects to the various recreation areas and par course stations.

Regardless of the type of housing built, the overall residential development will promote pedestrian activity by providing an extensive trail network that allows pedestrian access throughout each residential planning area, as well as the community at large. In addition, street furniture such as benches, streetlights, and landscaping that is pedestrian oriented will be incorporated throughout the site to further enhance the pedestrian nature of the project. Furthermore, design guidelines are included in the specific plan that ensures that the buildings will be designed with sensitivity to the pedestrian, and will bring about a human scale to the buildings and site planning. Table 3-1 below provides a summary of the proposed land uses for Oak Springs Ranch.



**Table 3-1**  
**Comprehensive Land Use Summary**

<b>Land Use</b>	<b>Planning Area</b>	<b>Acres</b>	<b>Density Range (du/ac)</b>	<b>Maximum Dwelling Units</b>
Attached Residential	1	20.91	14-20	312
Detached Residential	2	12.89	8-14	103
Open Space	3	14.35	—	—
<b>Total</b>		<b>48.15</b>		<b>415</b>