

Table 4.2, Land Use by Planning Area

PA	Land Use	Acres	Density Range*	Target Density*	Target Units	Maximum Floor Area Ratio***	Commercial Square Footage
1	Low Density Residential (LDR) Medium Density Residential (MDR)	27.6 33.4 ac	3-6 6-15 du/ac	4.8**	140 160 du		
2	Medium Density Residential (MDR) High Density Residential (HDR)	23.2 17.4 ac	6-15 15-36 du/ac	10.8 14.9**	250 260 du		
3	Park (P)	1.1 ac					
4	Park (P)	3.2 ac					
5	Medium Density Residential (MDR)	5.5 ac	6 - 15 du/ac	10.9** 10.9	60 du		
6	High Density Residential (HDR) Medium Density Residential (MDR)	17.4 ac	15-36 6-15 du/ac	15.0 10.5**	260 183 du		
7	Park (P)	4.1 ac					
8	Low Density Residential (LDR)	48.0 42.5 ac	15-36 3-6 du/ac	5.1 5.5	247 234 du		
9	Medium Density Residential (MDR)	10.2 10.5 ac	6-15 du/ac	11.1 10.8**	113 du		
10	High Density Residential (HDR)	16.9 21.6 ac	15 - 36 du/ac	15.0 14.2**	254 307 du		
11	General Commercial (GC)	10.0 ac				FAR 2.0	80,000 sf
12	Medium Density Residential (MDR) Open Space (OS)	9.5 ac	6-15 du/ac	13.7	130 du		
13	Open Space (OS)	5.8 ac					
14	Medium Density Residential (MDR)	25.9 ac	6-15 du/ac	6.4 5.9**	167 154 du		
15	Park	0.3 ac					
16	Open Space (OS)	51.0 ac					
16A	Open Space (OS)	11.1 ac					
17	Medium Density Residential (MDR)	17.4 ac	6-15 du/ac	8.6	150 du		
18	Park (P)	1.2 ac					
	Master Planned Roadways	16.3 18.9 ac					
Total		276.0 307.8 ac	--		1,621 du		80,000 sf

Notes:

* Density refers to dwelling units per net acre. "Net area" means the area of a lot or parcel of land after public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

** PA 6 and 10 MDR or HDR Planning Areas may build out with age-qualified units. If so, the total number of dwelling units for the entire Specific Plan area shall not exceed 1,806 dwelling units.

***Maximum Floor Area Ratio refers to the Floor Area Ratio over the net planning area acreage.

This Specific Plan allows for detention and water quality basins to be constructed in Planning Areas 12 and 17.