

Section 4 • Land Use Plan

Armstrong Ranch provides a logical extension of the existing residential land use pattern and creates a traditional community consisting of several individual neighborhoods oriented around a central park called Armstrong Park and connected by the Charlotte Armstrong Trail, an approximately .5 miles long thematic multi-purpose trail and shaded sidewalks along neighborhood streets. Each neighborhood includes additional individual visible parks and open spaces that are within a short walking distance to all of the homes within Armstrong Ranch. The site plan includes a grid road pattern that includes a hierarchy of streets. Master planned roadways with expansive neighborhood edges with landscaped parkways and sidewalks and a local collector street (Carpenter Street) connect to local streets within each individual neighborhood.

4.1 Residential Neighborhoods

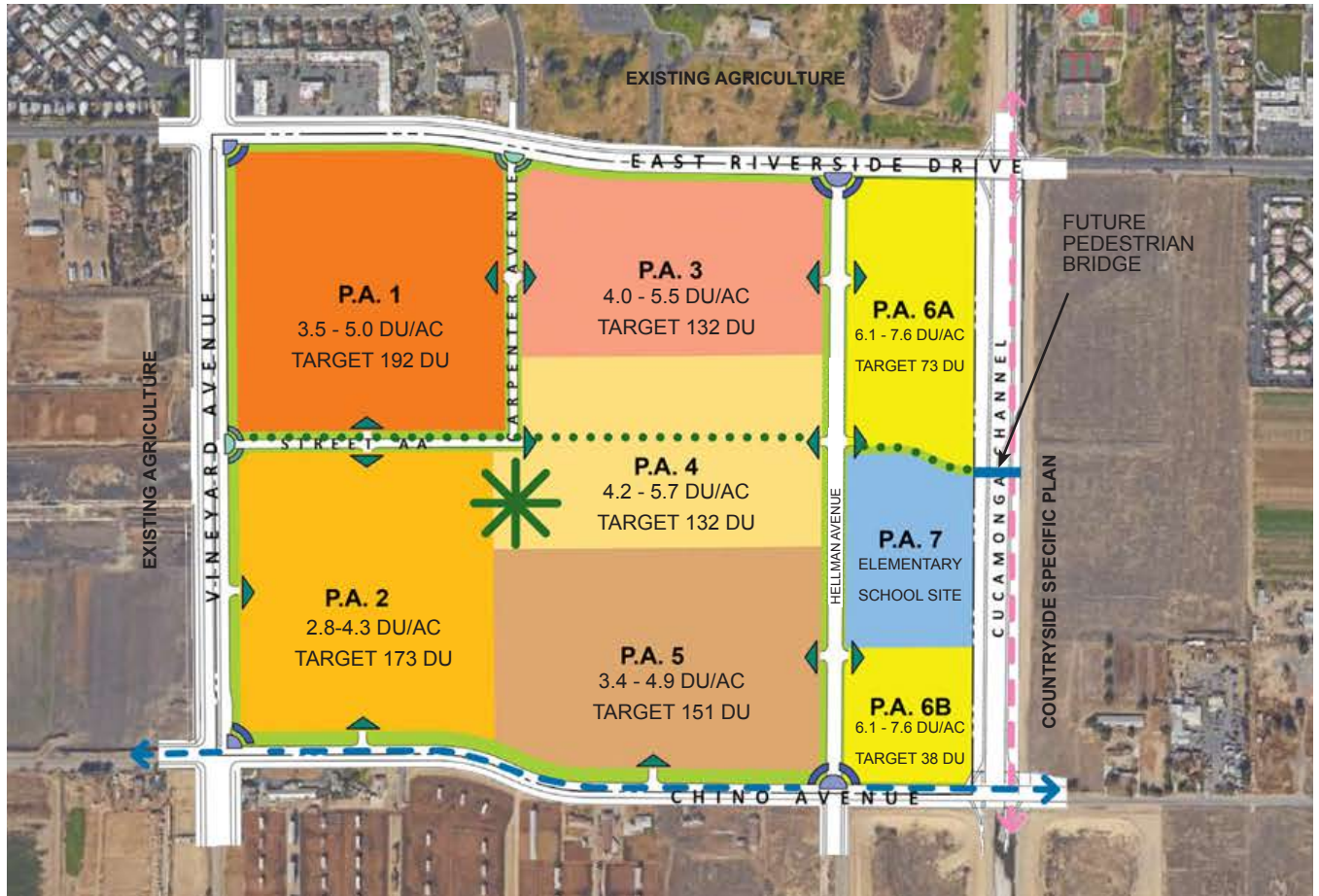
Armstrong Ranch provides for development of a range of single family detached and attached housing types addressing a variety of life- styles and income levels. Single-family residential detached homes and low density attached residential units, in a variety of styles and types are permitted for development.

The Armstrong Ranch Specific Plan allows for the development of up to 891 residential dwelling units comprised of a variety of single-family detached and attached dwellings. Residential land use areas are contained within 6 individual neighborhood Planning Areas linked by a network of street-separated sidewalks and trails connecting the neighborhoods to a variety of park spaces, a proposed elementary school and local and City Master Planned trail systems.

The Charlotte Armstrong Trail extends east/west through the entire Specific Plan area, tying each neighborhood to the elementary school site and a proposed pedestrian bridge connecting Armstrong Ranch to the Countryside Specific Plan area. This bridge provides a direct connection from Countryside to the proposed school within Armstrong Ranch. Residential development within the different neighborhoods is designed to address a variety of lifestyles, such as singles, families, executives and “empty nesters” by providing a variety of house sizes, lot sizes, one and two story home choices, a variety of architectural expressions and a spectrum of home prices within close proximity to parks, schools and trails.

The Armstrong Ranch Land Use Plan is illustrated in **Exhibit 4-1, “Land Use Plan”** and described in **Table 4-1 “Land Use Plan Summary.”** The Armstrong Ranch Specific Plan permits some flexibility in the distribution of residential types within each residential Planning Area; however each Planning Area includes a target number of lots which represents the maximum units allocated for that neighborhood. A maximum number of dwelling units for each Planning Area are established as described in **Table 4-1, “Land Use Plan Summary.”** The residential home types described in

LAND USE PLAN



LEGEND














 P.A. 1	 P.A. 5	 COMMUNITY ENTRY	 ARMSTRONG PARK
 P.A. 2	 P.A. 6A/6B	 NEIGHBORHOOD ENTRY	 CITY MASTER PLAN MULTI-PURPOSE TRAIL
 P.A. 3	 P.A. 7	 CHARLOTTE ARMSTRONG TRAIL	 EXISTING TRAIL
 P.A. 4			

EXHIBIT 4-1: Land Use Plan

Land Use	Gross Acres	Net Acres	Dwelling Units	Gross Density	Net Density
Residential Single Family					
Planning Area 1	36.8	33.0	192	5.2	5.8
Planning Area 2	36.4	32.5	173	4.8	5.3
Planning Area 3	26.3	24.6	132	5.0	5.4
Planning Area 4	26.3	26.9	132	5.0	4.9
Planning Area 5	30.2	32.6	151	5.0	4.6
Planning Area 6	22.2	21.0	111	5.0	5.3
Planning Area 7*	11.6	10.0	0	0.0	0.0
Roadways		1.6			
Enhanced Neighborhood Edges		7.6			
Total	189.8 AC	189.8 AC	891	5.0 DU/AC	5.5 DU/AC

*This parcel contains a 10 AC school site overlay.

TABLE 4-1: Land Use Plan Summary

The Specific Plan are permitted for development within certain Planning Area to ensure that a variety of housing types are developed within the Specific Plan. The Specific Plan allows for some flexibility to allow for changes in the market provided that the total number of dwelling units developed within the project does not exceed 891. Although the Specific Plan outlines the appropriate Planning Area where each allowable product can be located, the specific lot size and specific residential type and mix of types to be developed in each Planning Area will be determined at the time of tentative tract map approval by the City of Ontario.

4.1.1 Single-Family Detached Residential

The Armstrong Ranch Specific Plan permits a variety of single-family detached home types. Three types of residential single-family detached dwelling units, including conventional homes, Z-Lot homes and Cluster homes are permitted for development within Armstrong Ranch as described below.

4.1.1.1 Single Family Detached Conventional Homes

The Specific Plan allows for conventional homes on lots from 50 foot to 75 foot in width. This traditional single family home concept is designed to create a pedestrian oriented streetscape through the forward placement of living areas, porches, and other architectural features in order for the home to address the street. Alternative garage configurations are used with this home type

to include a mix of turn in garages, deep or mid recessed garages and split or tandem garages.

4.1.1.2 Single Family Detached Z-Lot Homes

Single Family Detached Z-Lot Homes are designed in a configuration so that a larger usable side yard is provided for each unit through the use of benefit easements. The visual impact of garages from the street is minimized by locating alternating garages at the rear of the lot and using the adjacent house massing to screen or block the view of the garage. The more forward positioned garage is set back from the living area of the home at a distance in order to preserve an architectural forward street scene character.

4.1.1.3 Single Family Detached Cluster Homes

Single Family Detached Cluster Homes are configured around short private streets in groups of up to eight lots to minimize the visual impact of garages on the neighborhood street scene. This concepts simulates cul de sac living and provides homes that are sited on streets that do not have through traffic. The cluster design allows for attractive house elevations on lots that are less than 50 feet wide with minimal driveway interruptions along the neighborhood sidewalks.

4.1.2 Single Family Attached Residential

Single Family Attached homes are allowed in selected planning areas close to the proposed elementary school and existing Cucamonga channel. The proposed allowable single family attached homes are intended to be aesthetically compatible with the allowable single family home types within Armstrong Ranch. These home types include duplexes, triplexes and row townhomes up to six units per building. Attached homes may incorporate garages that are front or rear loaded. Townhomes with rear loaded garages are encouraged when building face public neighborhood streets. Townhomes that have front loaded garages are allowed in situations where they utilize short private streets similar to the cluster detached home types in order to minimize the driveway interruptions along local streets.

4.1.2.1 Single Family Attached Conventional Duplex/Townhomes

Single Family Attached Conventional Duplex/Townhomes are designed with 2 to 7 units per building. This type of housing allows the residents to have a conventional private rear yard along with inviting porches and entry courtyards. The garage setbacks vary, which creates a pedestrian friendly street scene.

4.1.2.2 Single Family Attached Alley Loaded Rowtowns/Condominiums

Single Family Attached Rowhomes/Condominiums generally consist of attached homes designed in a row configuration along neighborhood streets or common greenbelts. These types of homes could range from 2 to 6 unit buildings with garages that primarily load from private alleys to reduce their visual impact from neighborhood streets and sidewalks. Front doors and porches face a common open space area, typically the street, which increases visual interest and promotes activity along neighborhood streets and greenbelts.

4.2 Parks and Recreational Facilities

4.2.1 Armstrong Park

The Land Use Plan for Armstrong Ranch proposes an integrated concept for parks and recreational facilities to meet the goals of future residents. These parks and recreational facilities include a central park, an extended thematic trail, a variety of pocket parks within individual neighborhoods and paseo connections to the City master planned multi-use trail along Chino Avenue. These open space elements are easily accessible to future residents with Armstrong Ranch via shaded sidewalks located on both sides of all internal neighborhood streets.

4.2.2 Charlotte Armstrong Trail

The central focus is a proposed 2.06 acre park called Armstrong Park located roughly in the center of the Specific Plan area and connected to a proposed community wide trail called the Charlotte Armstrong Trail, which extends east and west, connecting from Vineyard Avenue along the north side of Street AA to Armstrong Park and eastward to the proposed elementary school and pedestrian bridge which crosses the Cucamonga Channel and provides access to the school site for residents within the Countryside Specific Plan. The Charlotte Armstrong Trail will enhance pedestrian accessibility through the site, including Armstrong Park, the elementary school, and will connect via public sidewalks along internal local streets to nearby pocket parks within each neighborhood. Charlotte Armstrong Trail area will be a minimum of 30 feet wide and include an 8 foot wide all weather trail with thematic signage and landscaping including evergreen trees that will provide shade along the trail.

Additional parks are proposed throughout Armstrong Ranch within each residential neighborhood to provide recreational, gathering and passive open space opportunities within easy walking distance to all proposed homes. The “Park and Open Space Plan,” Exhibit 4-2, illustrates the types and conceptual locations of parks and the community trail planned for Armstrong Ranch.

4.2.3 Private Pocket Parks

Private Pocket parks will be developed within each residential Planning Area. Pocket parks are required to have a minimum area of .25 acres. Typical recreational improvements for pocket parks include tot lots, picnic and barbecue facilities, multi-purpose trails, and informal turfed play areas.

4.2.4 Enhanced Parkways

The Land Use Plan includes enhanced landscaped parkways within neighborhood edges of all master planned streets within Armstrong Ranch consistent with the City's master plan of streets. These enhanced parkways will include landscaping behind the public street right of way. Greenbelt connection, a minimum of 30' in width will include pedestrian walkways providing connectivity from internal public sidewalks within the community to the City master planned trail along the north side of Chino Avenue.

4.3 School Site

As part of the design of the Armstrong Specific Plan, a 10 acre elementary school site has been proposed in the eastern portion of the property adjacent to the Charlotte Trail for easy and safe pedestrian and bike access. This site, depicted on Exhibit 4-1 "Land Use Plan" will have easy access to the Armstrong Ranch neighborhoods as well as the adjoining Countryside community. The site will be reserved in the event that the school district elect to use the site for their future expansion. If the site is not selected by the school district, the land will revert back to residential zoning consistent with Planning Area 6.

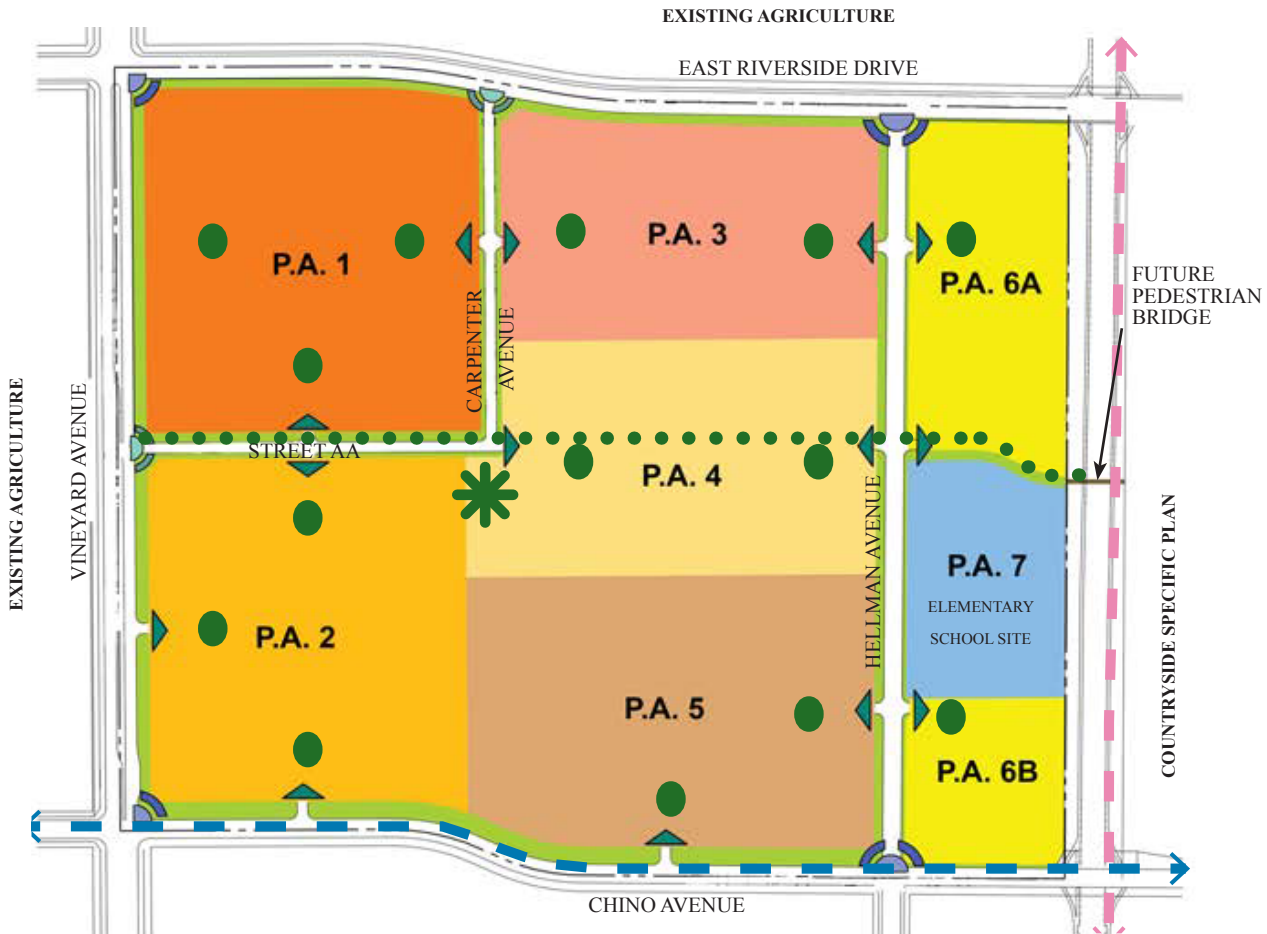


EXHIBIT 4-2: Parks and Open Space Plan

LEGEND

 P.A. 1	 P.A. 5	 COMMUNITY ENTRY	 ARMSTRONG PARK
 P.A. 2	 P.A. 6A/6B	 NEIGHBORHOOD ENTRY	 CITY MASTER PLAN MULTI-PURPOSE TRAIL
 P.A. 3	 P.A. 7	 CHARLOTTE ARMSTRONG TRAIL	 EXISTING TRAIL
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