



Countryside

Section 3. Land Use

The Countryside Specific Plan is a proposal for development of a comprehensively planned community of residential and open space uses on 178.03 gross acres. The “Land Use Plan” for Countryside, as depicted in Exhibit 10 and further described in Table 1, “Countryside Specific Plan Statistical Summary,” and Table 2, “Land Use Summary” is designed to respond to both on-site and off-site conditions, as well as anticipated market conditions. Countryside will provide a strong community identity for residents and visitors through a comprehensive community landscape theme, signage, varied architecture, and other community elements. Countryside also provides for the necessary infrastructure and public facilities to support project development.

3.1 Residential Use

Residential land uses within Countryside comprise approximately 129.54 net acres. Countryside will provide for the development of up to 819 single family detached residential units. Residential land use areas are contained within eight distinctive neighborhoods linked by a network of landscaped paseos connecting all the neighborhoods to centrally located parks in both Planning Area 1 and Planning Area 2.

3.1.1 Variety of Housing Types

Countryside provides a variety of conventional low density single family detached residential products as well as higher density single family detached Z-Lot residential, alley loaded, and motor court cluster residential products. Altogether a total of 819 residential units will be developed at an overall density of 6.32 dwelling units per net acre.

Planning Area 1	Gross Acres ⁽¹⁾
Neighborhood 1	41.77
Neighborhood 2	24.53
Neighborhood 3	14.16
Neighborhood 4	15.14
Subtotal Planning Area 1:	95.60
Planning Area 2	
Neighborhood 5 ⁽²⁾	18.73
Neighborhood 6	16.93
Neighborhood 7 ⁽²⁾	20.23
Neighborhood 8 ⁽²⁾	16.85
Deer Creek Channel	9.69
Subtotal Planning Area 2:	82.43
Total:	178.03

Notes: (1) Gross acres measured to centerline of street/property boundary.

(2) Includes SCE Easement.

Table 1

Countryside Specific Plan Statistical Summary

3.1.1.1 RD – 5,000 Square Foot Lots

The Specific Plan allows for development of up to 143 dwelling units with minimum lot sizes of 5,000 square feet at an average density of 5.99 dwelling units per net acre. The 5,000 square foot lots will be developed in Neighborhoods 3 and 4.

3.1.1.2 RD – 5,500 Square Foot Lots

The Specific Plan allows for development of up to 271 dwelling units with minimum lot sizes of 5,500 square feet at an average density of 5.84 dwelling units per net acre. The 5,500 square foot lots will be constructed in Neighborhoods 1 and 8.



Note: Roundabout location and dimensions to be determined as part of tentative tract map approval.

Exhibit 10
Land Use Plan



RESIDENTIAL LAND USES				
	Acres (Net)	DUs	Type	Net Density
PLANNING AREA 1—NORTH OF CHINO AVENUE				
Neighborhood 1	34.09	187	RD 5,500	5.49 du/acre
Neighborhood 2	20.46	106	RD 6,000	5.18 du/acre
Neighborhood 3	11.45	70	RD 5,000	6.11 du/acre
Neighborhood 4	12.43	73	RD 5,000	5.87 du/acre
Subtotal Planning Area 1:	78.43	436		5.56 du/acre
PLANNING AREA 2—SOUTH OF CHINO AVENUE				
Neighborhood 5	12.76	98	RD Z-Lot	7.68 du/acre
Neighborhood 6	14.82	141	RD Cluster Court	9.51 du/acre
Neighborhood 7	11.21	60	RD Alley Loaded	5.35 du/acre
Neighborhood 8	12.32	84	RD 5,500	6.82 du/acre
Subtotal Planning Area 2:	51.11	383		7.49 du/acre
Subtotal Residential (Net):	129.54	819		6.32 du/acre
OTHER LAND USES (ACRES GROSS)				
Park	5.61 ⁽¹⁾		<i>Notes:</i> 1. Includes .46 acres of private recreation area in Neighborhood 5 and .42 acres of private recreation area in Neighborhood 6.	
Paseo	3.78			
Neighborhood Buffers	3.66			
Streets	19.10			
SCE Easement	7.31			
Deer Creek Channel	9.03			
Subtotal Other:	48.49			
PROJECT TOTAL:	178.03 AC/GROSS	819		

Table 2
Land Use Summary

3.1.1.3 RD – 6,000 Square Foot Lots

The Specific Plan allows for the development of up to 106 dwelling units on minimum lot sizes of 6,000 square feet at a density of 5.18 dwelling units per net acre. The 6,000 square foot lots will be developed in Neighborhood 2.

3.1.1.4 RD - Z-Lot Residential

The Specific Plan allows for the development of up to 98 residential dwelling units in a Z-Lot housing type on minimum lot sizes of 3,500 square feet at a density of 7.18 dwelling units per net acre. This product type will be developed in Neighborhood 5. As part of the development of this neighborhood, a private recreational amenity will also be developed to serve the residents.

3.1.1.5 RD – Cluster Court Residential

The Specific Plan allows for the development of up to 141 single family detached cluster court style residential dwelling units on minimum lot sizes of 3,000 square feet at a density of 9.51 dwelling units per net acre. This product type will be developed in Neighborhood 6. As part of the development of this neighborhood, a private recreational amenity will also be developed to serve the residents.

3.1.1.6 RD – Alley Loaded Residential

The Specific Plan allows for the development of up to 60 single family detached alley loaded residential dwelling units on minimum lot sizes of 2,925 square feet at a density of 5.35 units per net acre. This product type will be developed in Neighborhood 7. As part of the development of this neighborhood, a private recreational amenity will also be developed to serve the residents.

3.1.2 Traditional Neighborhood Design

Countryside offers a strong identity for residents and visitors through a traditional approach to street design, architecture, and landscape design elements. A traditional grid street design in residential neighborhoods includes gentle curves adding visual interest, enhancing the pedestrian orientation of neighborhoods. Sidewalks separated by a landscaped parkway promote pedestrian mobility and encourage opportunities for neighbors to meet and greet each other along the street.

The architecture of residences within Countryside will be designed to focus on human-scale details to enhance the pedestrian friendly character of the residential neighborhoods. Such features may include the use of front porches, railings, enhanced entries, a mix of materials and textures, and authentic detailing on elements such as windows and doors, columns, balconies, and lighting.

Innovative residential architecture and garage designs, as described below, will be utilized in order to bring architecture forward to the street and minimize the visual impact of garage doors on the street scene.

- Varying garage setback requirements.
- Split-garages.
- Side-On garages.
- Tandem garages.
- Motor court residential design which hides garages from the street.
- Alley served garages.

3.2 Parks and Paseos

Approximately 3.78 acres within Countryside will be developed as a landscaped neighborhood paseo, providing connectivity within the community and a unifying element linking Planning



Countryside

Area 1 and Planning Area 2. A thirteen foot wide multi-use trail will meander through the paseo area winding through large shade trees and planting masses. The paseo will provide bicycle and pedestrian access to both local parks within the community and to Westwind Park and Whispering Lakes Golf Course to the north and northwest, commercial uses to the east, and public school facilities to the southeast. Two centrally located parks totaling 4.73 acres will be developed within each planning area of Countryside to provide informal play areas and passive recreational opportunities for residents. These parks will be served by the landscaped paseos leading pedestrians and bicyclists to a central focal point and providing for informal gathering spots for neighbors along the length of the paseo and within the park. Private recreational amenities totaling .88 acres will be developed within Neighborhoods 5 and 6 to be improved with active facilities such as swimming pools. These amenity areas could also include a small recreational building. Pocket parks will be provided in Neighborhood 7 for passive recreational activities. Exhibit 11, “Parks and Paseo Concept” illustrates the central parks and private recreation areas planned for Countryside.

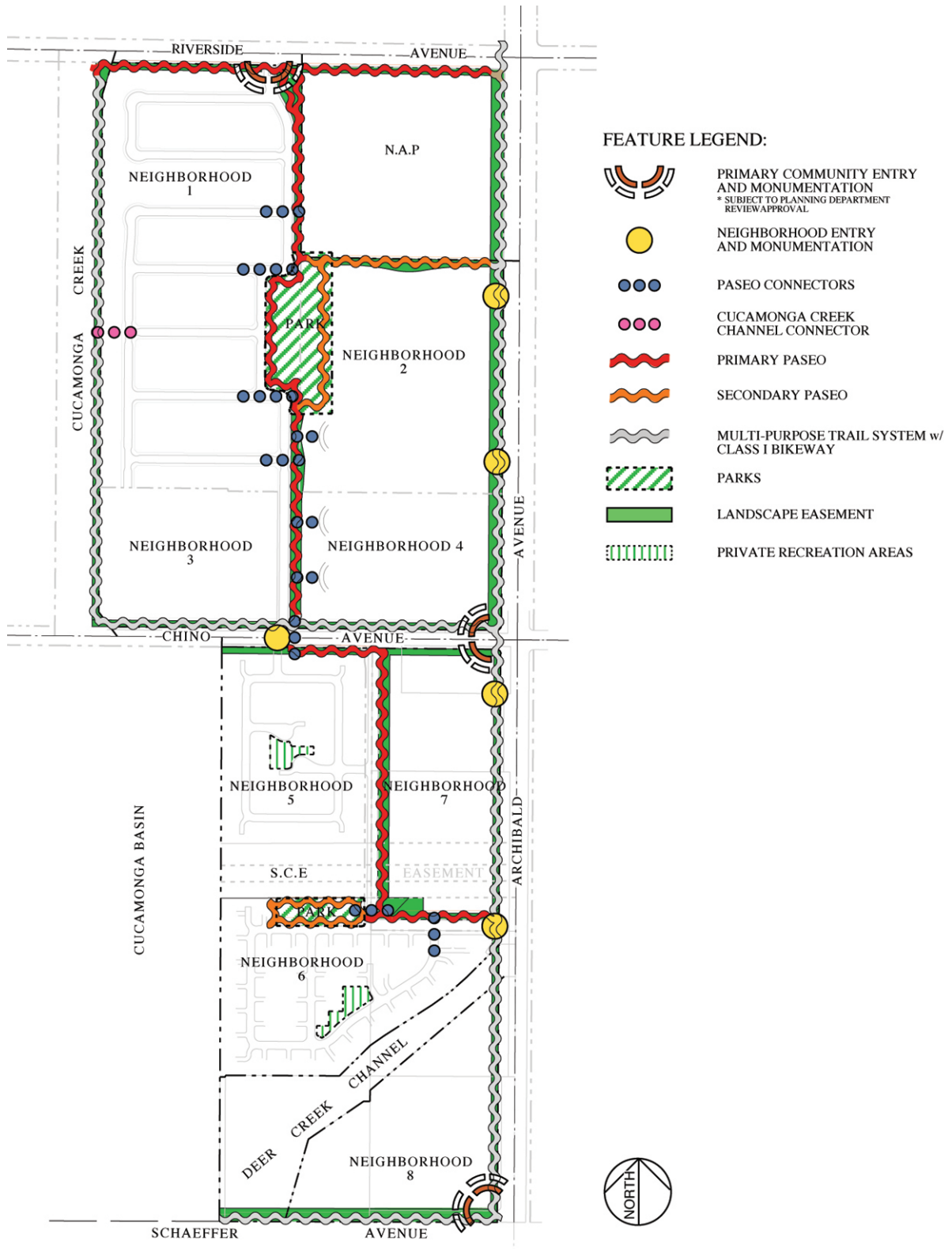


Exhibit 11
Parks and Paseo Concept