

**Development Standards Handbook for Pioneer Meadows, –
Section III–Development Standards and Descriptions**

MF15

Description

MF15 (multi-family) for *Pioneer Meadows* is located in two (2) areas: a thirty (30) acre parcel located along Vista Boulevard and a twenty (20) acre parcel located in the southwest portion of the site.

The thirty (30) acre parcel located along Vista Boulevard contains densities of fifteen (15) dwelling units per acre (du/ac), yielding a maximum of 450 units. The main access into this parcel is common with the commercial site to the east. No primary access will be permitted on to Vista Boulevard. This site is bordered by Common Area on the west and north, Vista Boulevard on the south and Hills Drive on the east. The southern boundary, which is common to Vista Boulevard, will require a six foot (6') decorative masonry wall to reduce the noise generated from traffic along Vista Boulevard. All fencing standards shall comply with **Section IV - Page IV-14**.

The twenty (20) acre site is located in the southwest portion of *Pioneer Meadows* and contains densities of fifteen (15) dwelling units per acre (du/ac), yielding 300 units. The primary access servicing this parcel will be located on the arterials running along the northern and eastern boundaries (Hills Drive). This parcel is bordered by an arterial on the northern and eastern sides, Common Area on the southern and western sides and a residential collector on the southeastern side (Rolling Meadows Drive). All fencing standards shall comply with **Section IV - Page IV-14**.

Each parcel or unit will provide recreational facilities for resident's use. These facilities will provide a minimum of three (3) activities including, but not limited to, club houses, swimming pools, multi-purpose courts for basketball, volleyball or tennis, common barbecue areas and tot-lot facilities. These facilities will be integrated throughout the multi-family area. If this multi-family area is developed in phases, each phase will be reviewed for sufficient recreational amenities during the *entitlement process*.

The cumulative density of all the MF 15 areas must equal 10 du/ac or greater.

Parking

One (1)

- ~~One and one half (1.5)~~ per efficiency, studio or one (1) bedroom.
- Two (2) per unit
- ~~One (1) per bedroom~~ for two (2) bedroom or larger units.
- One (1) per twenty-five (25) spaces or a fraction thereof will be accessible spaces (refer to current City of Sparks' Standards or the Americans with Disabilities Act requirements, whichever is more restrictive).