



FIGURE III-12



Planning Areas 1, 3, 8, & 52A

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

1. Planning Area 1: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 1, as depicted in Figure III-12, provides for development of 5.4 acres devoted to Medium density residential uses. A maximum of 23 dwelling units are planned at a target density of 4.3 du/ac (density range 2.0-5.0 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 1 shall be provided from Keller Road.
- 2) A roadway landscape treatment, as shown on Figure IV-6, is planned along Keller Road.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 1 and adjacent off-site land uses to the north.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

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|--------------------------------|-----------------------------------------------|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |