



FIGURE III-23



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 21A, 21B, & 22

WINCHESTER 1800

30. Planning Areas 21A and 21B: Medium Density Residential

a. Descriptive Summary

Planning Areas 21A and 21B, as depicted in Figure III-23, provide for development of Medium density residential uses. Planning Area 21A provides for development of 97.2 acres and a maximum of 305 dwelling units at a target density of 3.1 du/ac. Planning Area 21B provides for development of 75.5 acres and a maximum of 189 dwelling units at a target density of 2.5 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 21A shall be provided from Pourroy Road and primary access to Planning Area 21B shall be provided from Street "A."
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the northern entrance into Planning Area 21A.
- 3) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Street "A" and local interior street into Planning Area 21B.
- 4) Roadway landscape treatments, as shown on Figures IV-3 and IV-7, are planned along Street "A" and Pourroy Road, respectively.
- 5) 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 24 and adjacent off-site land uses to the south.
- 6) Lots in Planning Area 21B sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV10.
- 7) The site design of Planning Area 21B shall recognize the approved parcel map for the off-site property to the south. Adequate local roadway access shall be provided to this off-site property pursuant to Riverside County Transportation Department standards. This parcel map includes Skyview Road, a 60-foot dedicated right-of-way, running east-west along the southern edge of Planning Area 21B.

- 8) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between residential land uses in Planning Areas 21A and 21B and adjacent open space land uses in Planning Areas 20 and 25.
- 9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 10) Please refer to Section III.A., for the following Development Plans and Standards that apply site-wide:

III.A.1 Specific Land Use Plan

III.A.2 Circulation Plan

III.A.3 Drainage Plan

III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan