



FIGURE III-27



Planning Areas 28 & 29

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

39. Planning Area 29: Estate Density Residential (EDR)

a. Descriptive Summary

Planning Area 29, as depicted in Figure III-27, provides for development of 13.4 acres devoted to Estate density residential uses. A maximum of 5 dwelling units are planned at a target density of 0.4 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 29 shall be provided from Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Washington Street.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 29 and adjacent off-site land uses to the west.
- 4) Roadway landscape treatments, as shown on Figures IV-7 and IV-5, are planned along Thompson Road and Washington Street, respectively.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) 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 |