



FIGURE III-30



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Area 34

WINCHESTER 1800

44. Planning Area 34: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 34, as depicted in Figure III-30, provides for development of 35.2 acres devoted to Medium density residential uses. A maximum of 130 dwelling units are planned at a target density of 3.7 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 34 shall be provided from Pourroy Road and Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Pourroy Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the access into Planning Area 34.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 34 and adjacent uses to the south.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 34 and adjacent off-site land uses.
- 6) Lots in Planning Area 34 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 IV-10.
- 7) A roadway landscape treatment, as shown on Figure IV-7, is planned along Thompson Road and Pourroy Road.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.

9) 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