

38. Planning Area 31: Medium High Density Residential (5,000 s.f.)

a. Descriptive Summary

Planning Area 31, as depicted in Figure III-28, provides for development of 46.2 acres devoted to Medium High density residential uses. A maximum of 258 dwelling units are planned at a target density of 5.6 du/ac. Lot sizes will be a minimum of 5,000 square feet (density range 5-8 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

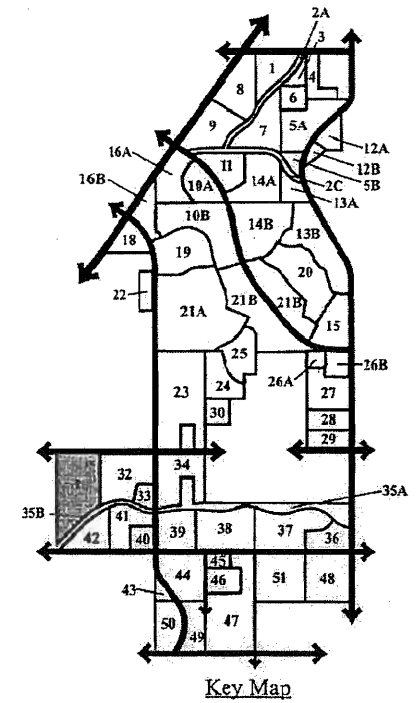
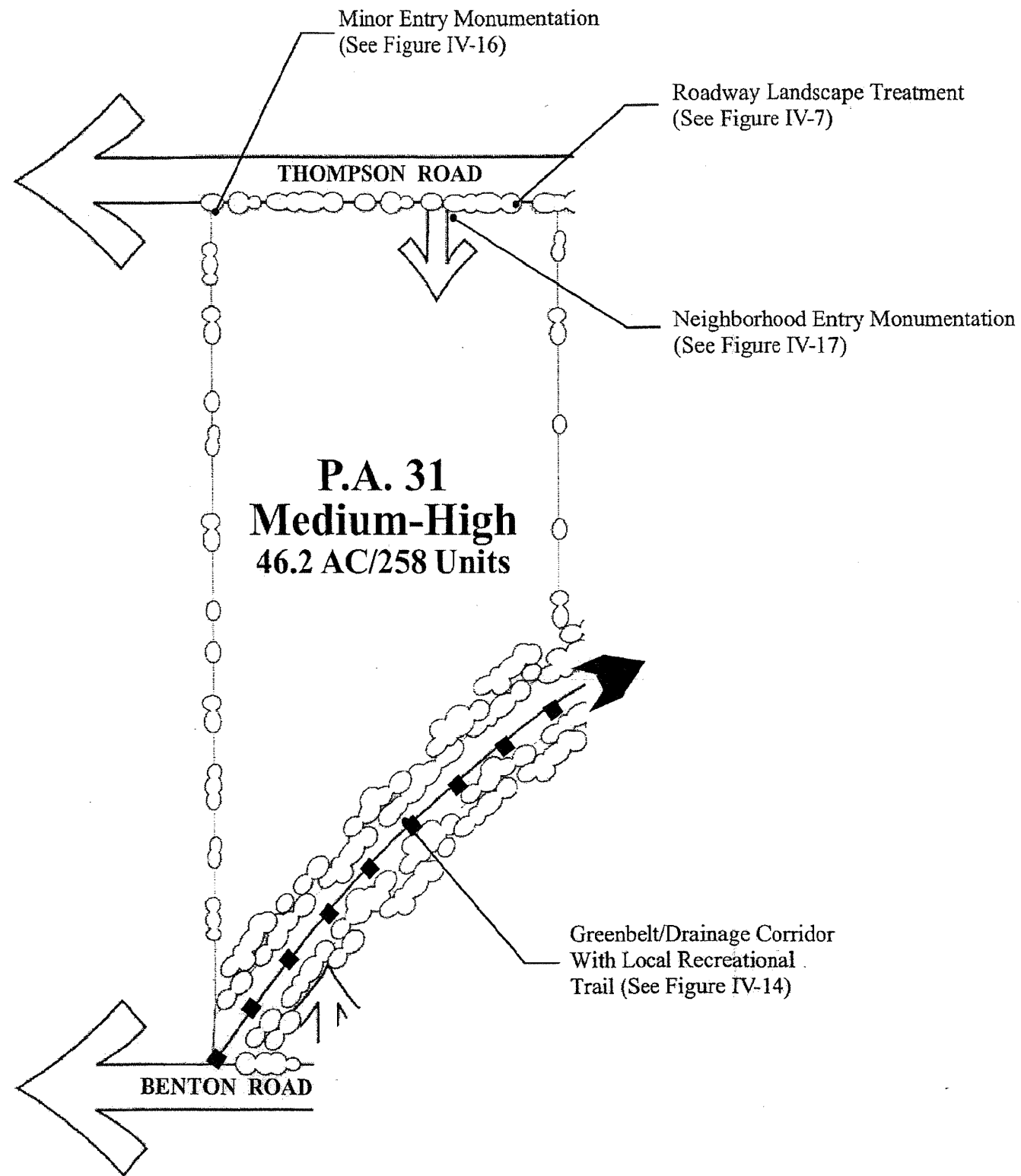
- 1) Primary access to Planning Area 31 shall be provided from Thompson Road.
- 2) A minor community entry, as shown on IV-16, is planned on Thompson Road and the northwest corner of Planning Area 31.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Thompson Road and the access into Planning Area 31.
- 4) 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 31 and adjacent off-site land uses to the west.
- 5) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 31 and adjacent uses to the south.
- 6) A roadway landscape treatment, as shown on Figure IV-7, is planned along Thompson Road.
- 7) An identified potential archaeological resource is located within Planning Area 31. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 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

Planning Area 31



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374
PLANNING AREA 31