

48. Planning Area 40: Commercial

a. Descriptive Summary

Planning Area 40, as depicted in Figure III-34, provides for development of 9.3 acres devoted to Commercial uses which are supportive of higher density residential uses, such as those proposed for development in Planning Areas 39, 41 and 42. Traditional retail uses (such as grocery stores, flower shops, or sporting goods stores) and common neighborhood services (such as barber shops, dry cleaners or day care centers) are among those which may be developed in Planning Area 40 pursuant to an approved plot plan. Furthermore, in addition to any other use which may be so requested consistent with this Specific Plan's adopted zoning ordinance, facilities for self-storage of trailers, recreational vehicles, boats, vehicles and other goods may be instituted in this planning area with approval of a conditional use permit.

b. Land Use and Development Standards

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

c. Planning Standards

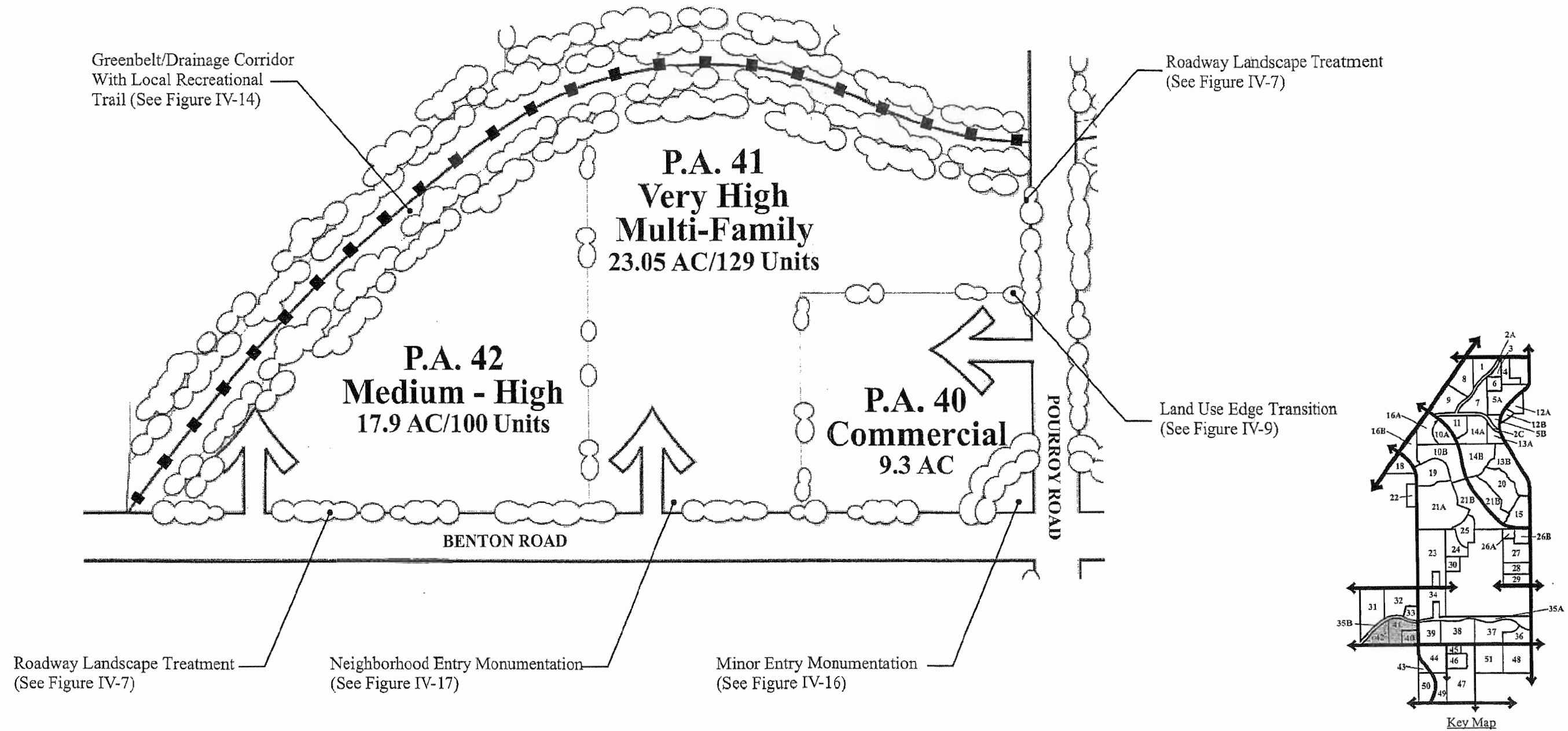
- 1) Primary access to Planning Area 40 shall be provided from Pourroy Road.
- 2) Where commercial centers and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: a) Parking behind commercial buildings shall be minimized to reduce vandalism; b) the rear of commercial buildings will primarily be used for loading and unloading of goods and for refuse disposal and storage; c) refuse disposal and storage areas shall be properly screened with landscaping and fence materials deemed appropriate at the plot plan stage; d) visible portions of the rear of commercial buildings shall be architecturally pleasing to the eye and may contain the store's name and logo; large expanses of blank walls are inappropriate; and e) the use of enhanced paving, raised sidewalks or porticoes is encouraged to separate pedestrian and vehicular circulation within the commercial center. The exact design and layout of the commercial center will be reviewed at the plot plan stage. Please refer to Section IV.D, Commercial Architectural Design Criteria, for a more detailed discussion of commercial site planning guidelines.
- 3) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Benton Road and Pourroy Road.

- 4) A land use edge transition, as shown on Figure IV-9, shall serve as a buffer zone between the proposed commercial uses in Planning Area 40 and adjacent residential land uses in Planning Area 41.
- 5) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and Benton Road.
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria. Signage criteria for commercial areas are contained in the Specific Plan Zone Ordinance of this Specific Plan.
- 7) 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 Areas 40, 41, & 42



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374

PLANNING AREAS 40, 41 & 42