

11. Planning Area 8: Commercial

a. Descriptive Summary

Planning Area 8, as depicted in Figure III-12, provides for development of 291 acres devoted to Commercial uses which are supportive of higher density residential uses, such as those proposed for development in Planning Areas 1 and 9. 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 8 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

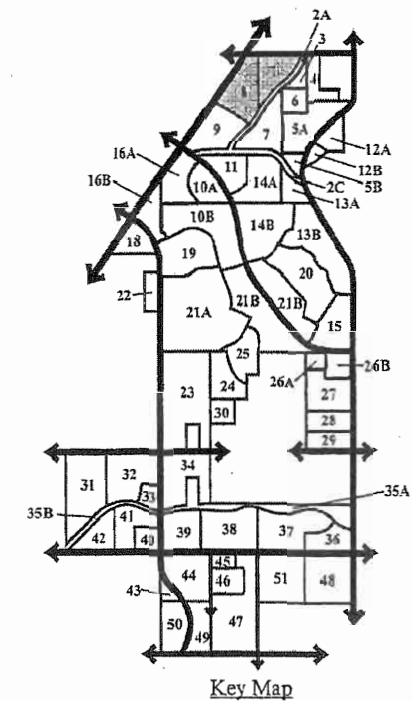
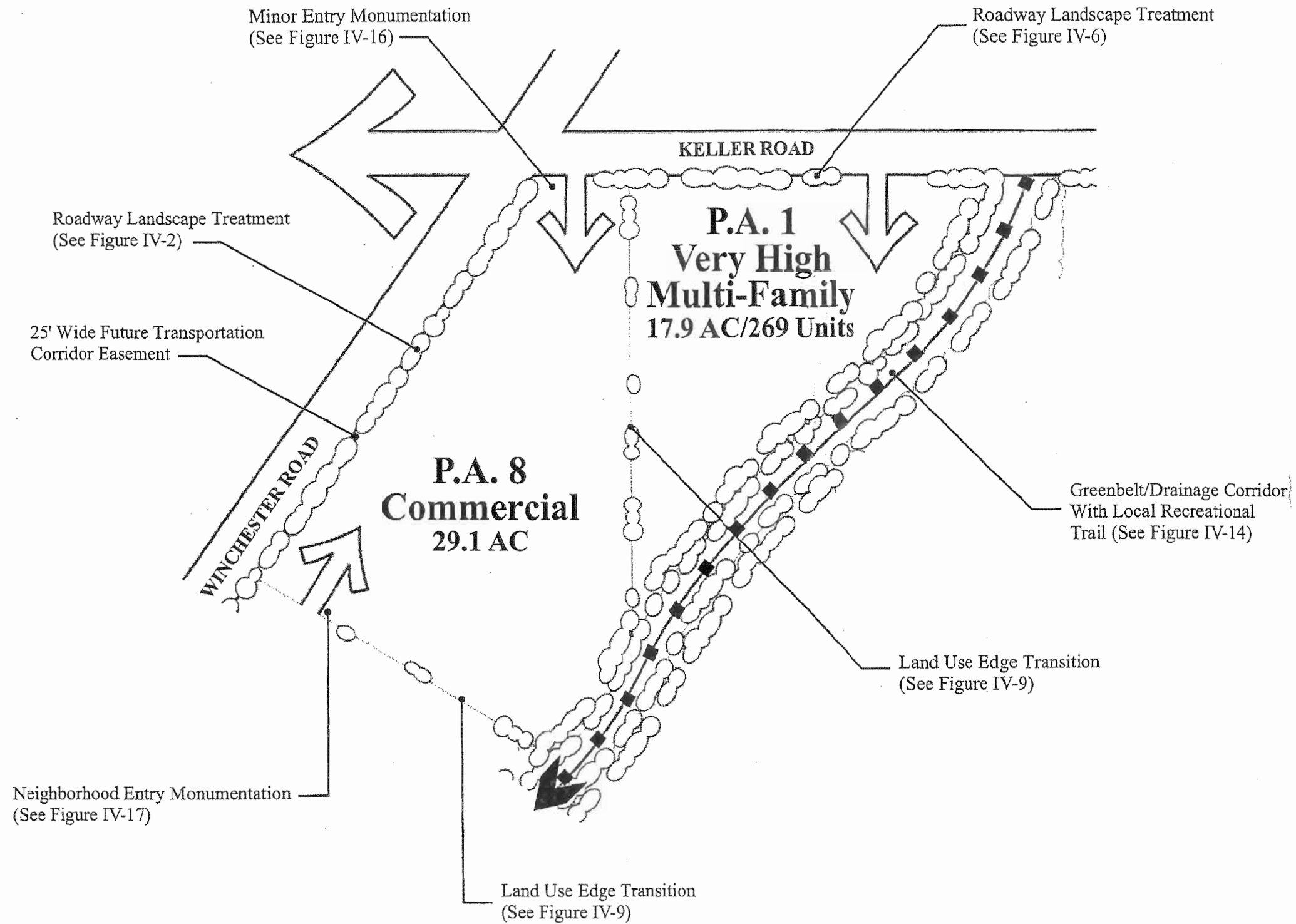
- 1) Primary access to Planning Area 8 shall be provided from Keller Road and Winchester Road.
- 2) Where commercial centers and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: 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 Winchester Road and Keller Road.

- 4) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Winchester Road and the access to Planning Area 8.
- 5) A greenbelt/drainage corridor treatment containing a portion of the local recreational trail, as illustrated on Figure IV -14, shall provide a landscaped buffer between Planning Area 8 and residential uses to the southeast.
- 6) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between proposed commercial uses in Planning Area 8 and adjacent residential uses in Planning Areas 1 and 9.
- 7) Roadway landscape treatments, as shown on Figures IV-2 and IV-6 are planned along Winchester Road and Keller Road, respectively.
- 8) An additional 25-foot transportation corridor easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 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.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 |

III. Specific Plan

Planning Areas 1 & 8



SOURCE: T&B Planning Consultants