

## **12. Planning Area 9: Medium High Density Residential - Multi Family**

### **a. Descriptive Summary**

Planning Area 9, as depicted in Figure III-17, provides for development of 29.7 acres devoted to Medium High density residential uses. A maximum of 180 units are planned at a target density of 6.1 du/ac (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 9 shall be provided from Winchester Road.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Winchester Road and Street "A".
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Winchester Road and the access to Planning Area 9.
- 4) A greenbelt/drainage corridor, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 9 and adjacent uses to the east and south.
- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between proposed residential uses in Planning Area 9 and adjacent commercial uses in Planning Area 8.
- 6) Roadway landscape treatments, as shown on Figures IV-2 and IV-3, are planned along Winchester Road and Street "A", respectively.
- 7) An additional 25-foot transportation 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.
- 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:

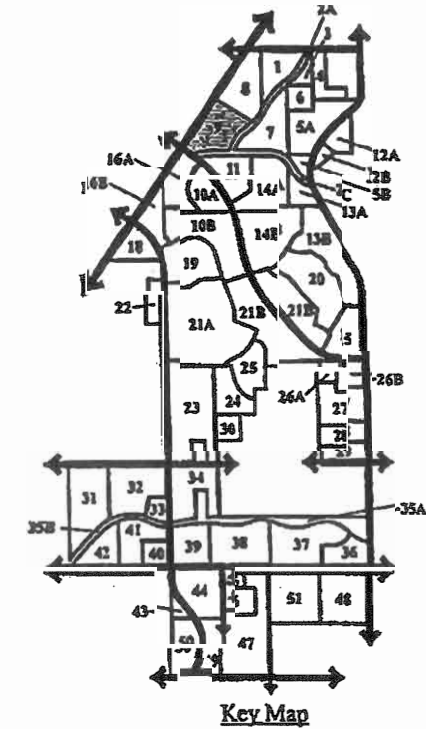
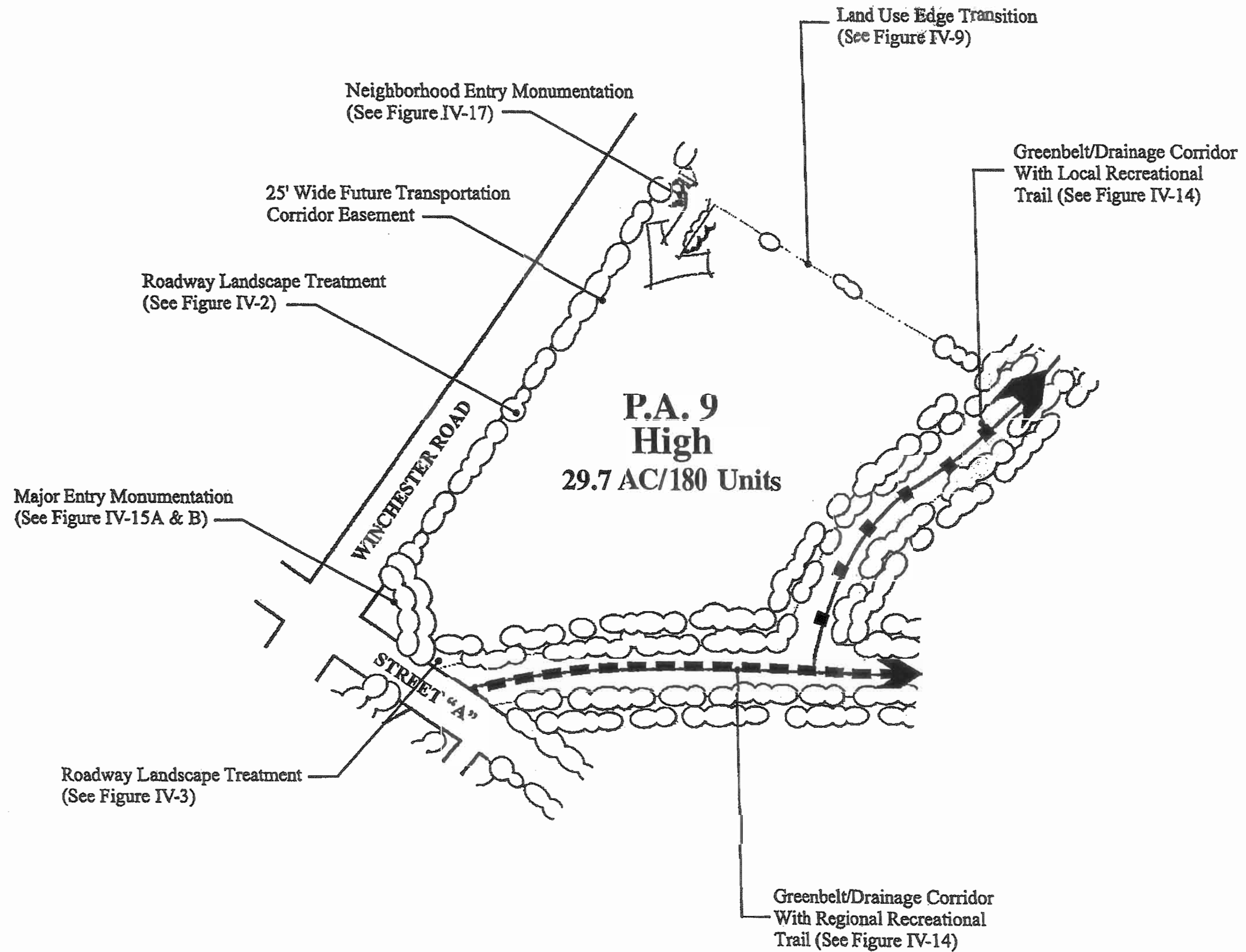
III. Specific Plan

**WINCHESTER 1800**

***Specific Plan No. 286, Amendment No. 5 / E.I.R. No. 374***

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



SOURCE: T&B Planning Consultants