

2. Planning Area 2

a. Descriptive Summary

Planning Area 2, as illustrated in Figure V-2, consists of about 53.1 acres to be devoted to mixed uses. A maximum of 27 acres may be devoted to residential uses within a density range of 8-14 units per acre, with a maximum of 290 units. In addition to Scenic Highway Commercial, non-residential uses may include parking, hospitals, medical clinics, libraries, and schools.

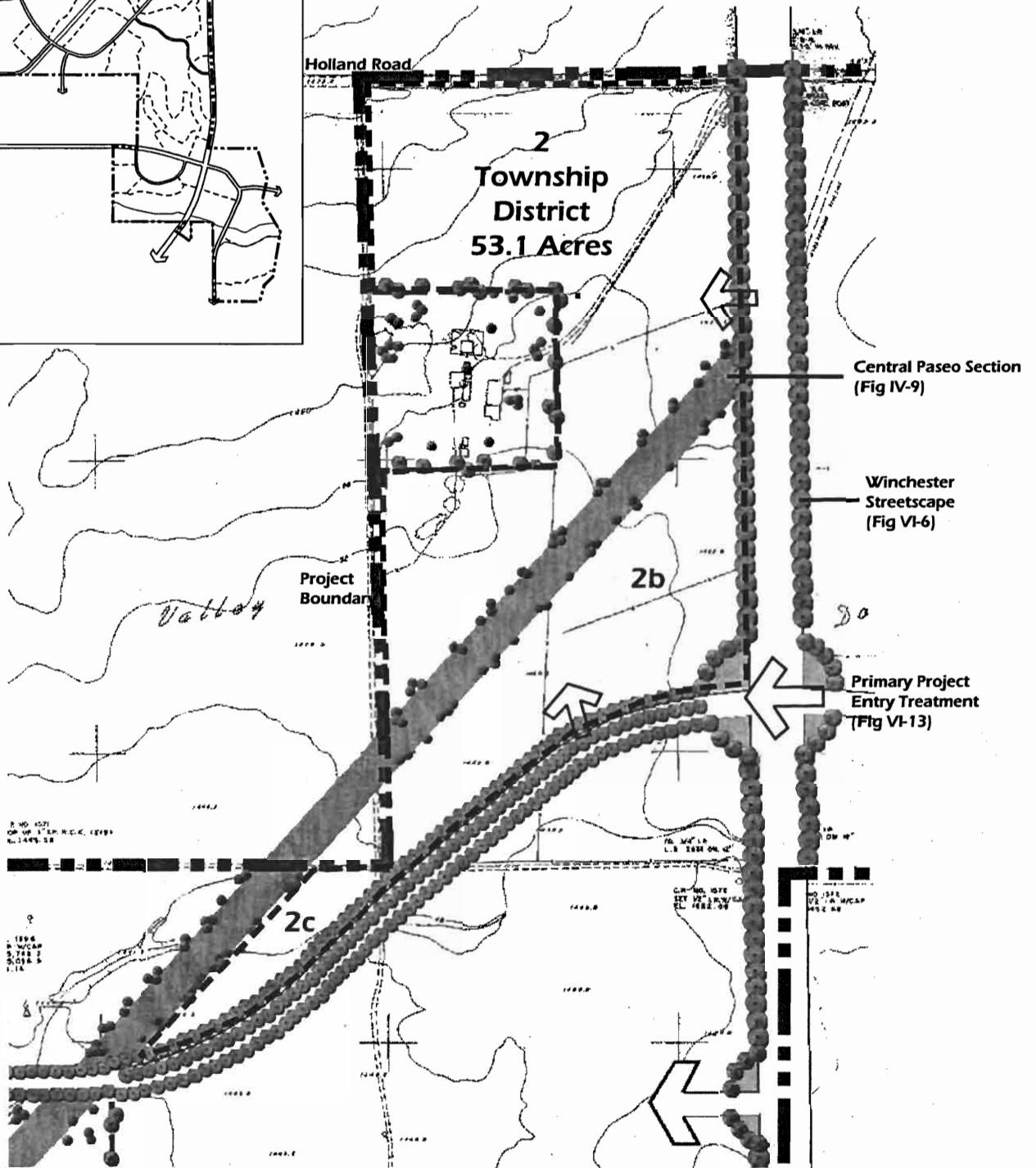
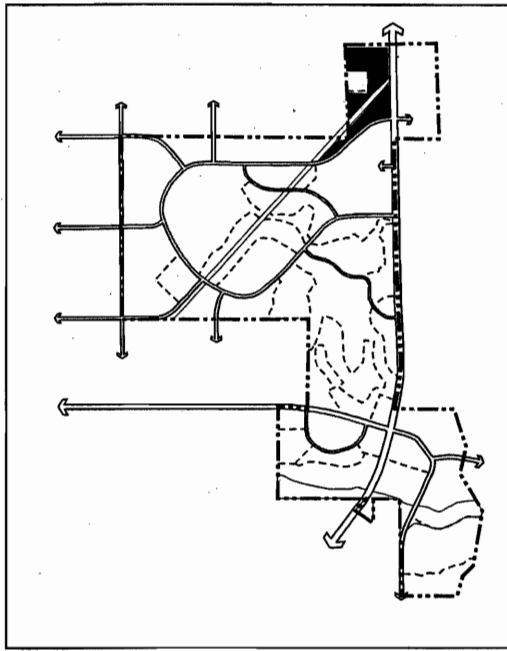
b. Land Use and Development Standards

Please refer to Ordinance No. 348 ____ (See SP Ordinance Tab).

c. Planning Standards

- (1) Primary access to Planning Area 2 shall be provided from the Village Loop Road / Primary Entry. Secondary access will be provided from Highway 79, one-quarter mile north of the Primary Project Entry.
- (2) Mixed Use Character / Site Concepts as illustrated in Figure V-5.
- (3) Winchester Streetscape as illustrated in Figure IV-6.
- (4) Village Loop Road Primary Entry Streetscape as illustrated in Figure V-7.
- (5) Central Paseo Section as illustrated in Figure IV-8.
- (6) Primary Project Entry Treatment as illustrated in Figure VI-13.
- (7) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 2 Township District Figure V-2



Specific Plan No. 310

Planning Areas V-5