

21. Planning Area 21

a. Descriptive Summary

Planning Area 21, as illustrated in Figure I-21, consists of about 24.8 acres to be devoted to Medium High Density Residential at six units per acre (6 DU/ac). Up to 135 units may be accommodated within a density range of 5-8 units per acre.

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 21 will be provided from Highway 79. Secondary vehicular access will be provided from Planning Area 22.
- (2) Pedestrian / bicycle access to Planning Area 21 will be provided from the Winchester Greenbelt and the Golf Village paseo.
- (3) Winchester Road Streetscape as illustrated in Figure VI- 6
- (4) Secondary Project Entry Treatment as illustrated in Figure VI- 13.
- (5) Community Theme Walls as illustrated in Figure VI-14.
- (6) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 21 Medium High Density Residential Figure V-21

