

### **33. Planning Area 33**

**a. Descriptive Summary**

Planning Area 33, as illustrated in Figure V-33, consists of about 18.6 acres to be devoted to Medium Density Residential at four units per acre (4 DU/Ac). Up to 68 units may be accommodated within a density range of 2–5 units per acre

**b. Land Use and Development Standards**

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

**c. Planning Standards**

- (1) Vehicular access to Planning Area 33 will be provided from Washington Street.
- (2) Pedestrian / bicycle access to Planning Area 33 shall be provided from Winchester Road / Washington Street enhanced parkways / paseos.
- (3) Winchester Road Streetscape as illustrated in figure IV-5
- (4) Washington Road Streetscape as illustrated in Figure VI-11
- (5) Community Theme Walls as illustrated in Figure VI-14
- (7) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

# Planning Area 33 Medium Density Residential Figure V-33

