

23. Planning Area 20

a. Descriptive Summary

Planning Area 20 is proposed for 26-acres of medium-high density residential land use. A maximum total 143 dwellings are planned at a density of 5.5 du/ac. (5-8 du/ac Density Range). See Figure 15V, *Planning Area 20*.

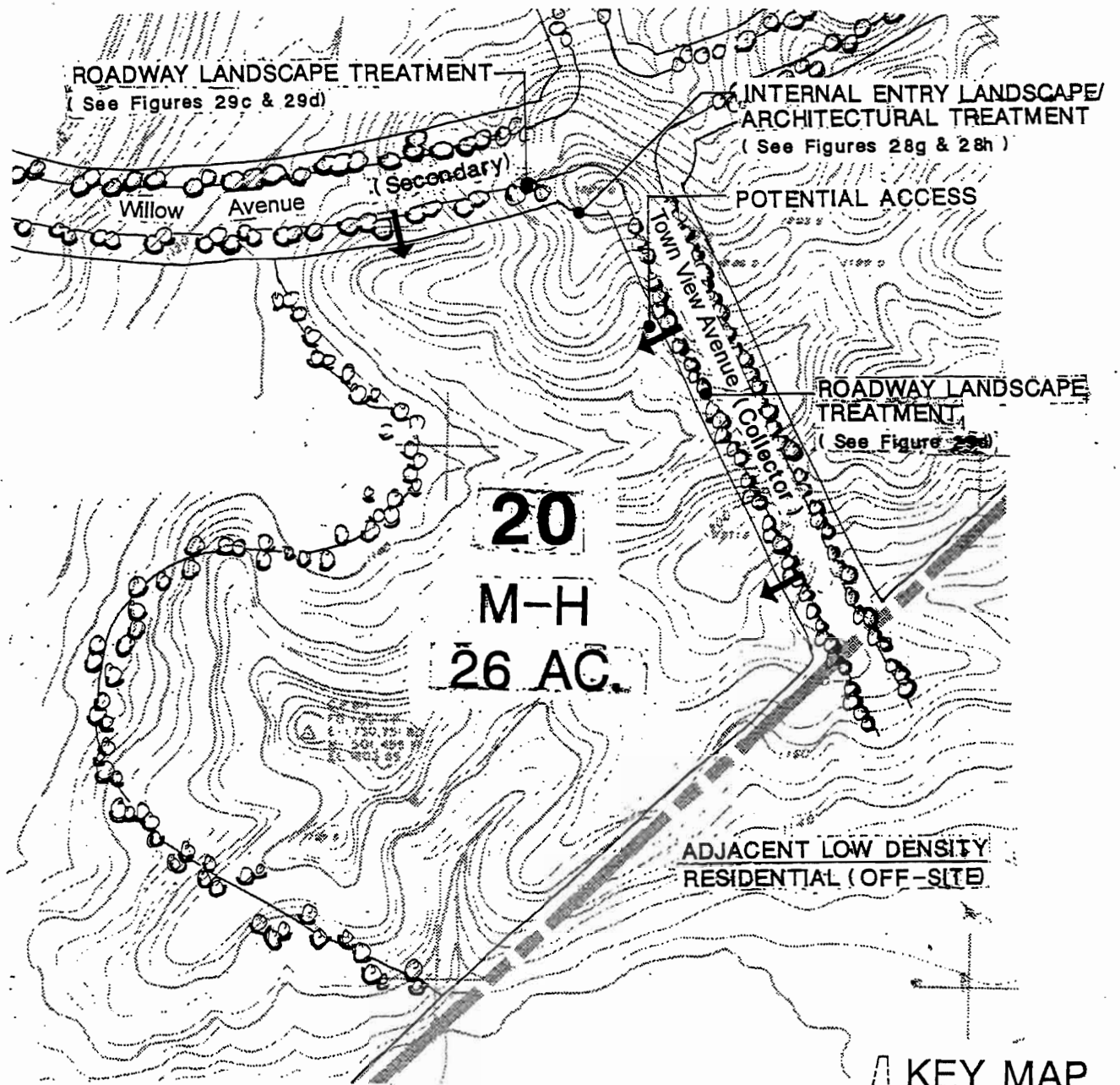
b. Land Use and Development

Standards Please refer to Specific Plan Zoning

Ordinance.

c. Planning Standards

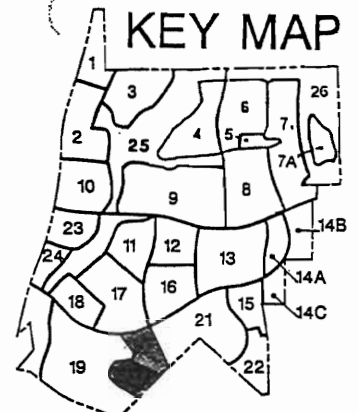
- * Access will be provided to this Planning Area by a secondary roadway (Willow Avenue) to the north and a collector roadway (Town View Avenue) to the east.
- * Roadway landscape treatments such as depicted on Figure 29c and 29d shall be provided along Willow Avenue and Town View Avenue.
- * An internal entry statement will be provided at the intersection of Willow Avenue and Town View Avenue of the northeastern boundary of the Planning Area.
- * Private recreation facilities may be planned and may possibly include a pool, spa, or barbeque areas. Exact design and layout will be accomplished at future stages of project design.
- * A minimum of two (2) parking spaces shall be provided per dwelling unit in an enclosed garage, either attached to, or separate from, the main dwelling unit.
- * Please refer to Section III., A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- * Please see Section III., A. 4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- * Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



20
M-H
26 AC.

MEDIUM-HIGH RESIDENTIAL
 26 AC.
 143 D.U.
 5.5 D.U./AC. TARGET DENSITY
 5-8 D.U./AC. DENSITY RANGE

Planning Area 20
WINCHESTER PROPERTY



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Figure 15V