



FIGURE III-20



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 13A, 13B, 15, & 20

WINCHESTER 1800

19. Planning Area 13A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 13A, as depicted in Figure III-20, provides for development of 9.5 acres devoted to Medium density residential uses. A maximum of 22 dwelling units are planned at a target density of 2.3 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 13A shall be provided from Washington Street.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Street and the entrance into Planning Area 13A.
- 3) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 13A and adjacent uses to the north.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 5) Two identified potential archaeological resources are located within Planning Area 13A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

20. Planning Area 13B: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 13B, as depicted in Figure III-20, provides for development of 36.8 acres devoted to Medium Low density residential uses. A maximum of 128 dwelling units are planned at a target density of 3.9 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 13B shall be provided from Washington Street.
- 2) Neighborhood entries, as shown on Figure IV-17, are planned at the intersection of Washington Street and the entrances into Planning Area 13B.
- 3) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between the proposed residential uses in Planning Area 13B and adjacent open space land uses in Planning Area 20.
- 4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 5) *(Standard No. 5 has been intentionally omitted)*
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

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|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |