



FIGURE III-19



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 11, 14A, & 14B

WINCHESTER 1800

**21. Planning Area 14A: Medium Density Residential (MDR)**

**a. Descriptive Summary**

Planning Area 14A, as depicted in Figure III-19, provides for development of 30.1 acres devoted to Medium density residential uses. A maximum of 120 dwelling units are planned at a target density of 4.0 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 14A shall be provided from by local streets via Planning Area 14B.
- 2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 14A and adjacent uses to the north.
- 3) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.
- 4) An identified potential archaeological resource is located with Planning Area 14A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) 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                      |

**22. Planning Area 14B: Medium Density Residential (MDR)**

**a. Descriptive Summary**

Planning Area 14B, as depicted in Figure III-19, provides for development of 42.3 acres devoted to Medium density residential uses. A maximum of 135 dwelling units are planned at a target density of 3.2 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 14B shall be provided from Street “A.”
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Street “A” and local interior Street.
- 3) *(Standard No. 3 has been intentionally omitted)*
- 4) A roadway landscape treatment, as shown on Figure IV-3, is planned along Street “A”.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) 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                      |