



29. Planning Area 20: Open Space – Conservation (OS-C)

a. Descriptive Summary

Planning Area 20, as depicted in Figure III-20, provides 59.1 acres to remain as natural open space. This area contains scenic topographical features, which further enhance and identify the WINCHESTER 1800 community. The open space will be owned by a Master Homeowner's Association, Valley-Wide Recreation and Parks District or a Community Services Area (CSA).

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 20 shall be provided from local streets via Planning Areas 13B and 21B.
- 2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between open space and adjacent land uses in Planning Areas 13B, 15 and 21B.
- 3) *(Standard No.3 has been intentionally omitted).*
- 4) 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 |