



FIGURE III-25



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 24, 25, & 30

WINCHESTER 1800

**33. Planning Area 24: Medium Density Residential (MDR)**

**a. Descriptive Summary**

Planning Area 24, as depicted in Figure III-25, provides for development of 23.7 acres devoted to Medium density residential uses. A maximum of 64 dwelling units are planned at a target density of 2.7 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 24 shall be provided from by local streets via Planning Areas 21 and 23.
- 2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between residential uses in Planning Area 24 and adjacent open space land uses in Planning Area 25.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between residential uses in Planning Area 24 and adjacent off-site land uses to the south and east.
- 4) Lots in Planning Area 24 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.
- 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:

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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                      |