



FIGURE III-27



**Planning Areas 28 & 29**

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

**38. Planning Area 28: Low Density Residential (LDR)**

**a. Descriptive Summary**

Planning Area 28, as depicted in Figure III-27, provides for development of 14.1 acres devoted to Low density residential uses. A maximum of 28 dwelling units are planned at a target density of 2.0 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 28 shall be provided from Washington Street.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Road and the access into Planning Area 28.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 28 and adjacent off-site land uses to the west.
- 4) Lots in Planning Area 28 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) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 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                      |