



FIGURE III-33



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 38 & 39

WINCHESTER 1800

**49. Planning Area 38: Medium Density Residential (MDR)**

**a. Descriptive Summary**

Planning Area 38, as depicted in Figure III-33, provides for development of 38.5 acres devoted to Medium density residential uses. A maximum of 142 dwelling units are planned at a target density of 3.7 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 38 shall be provided from Benton Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Benton Road and Street "D".
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the entrance into Planning Area 38.
- 4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 38 and adjacent uses to the north.
- 5) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 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.2 Circulation Plan  
III.A.3 Drainage Plan  
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan  
III.A.6 Grading Plan  
III.A.7 Public Sites and Project Phasing Plan  
III.A.8 Landscaping Plan