



FIGURE III-33



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 38 & 39

WINCHESTER 1800

**50. Planning Area 39: Medium High Density Residential (MHDR)**

**a. Descriptive Summary**

Planning Area 39, as depicted in Figure III-33, provides for development of 23.0 acres devoted to Medium High density residential uses. A maximum of 129 dwelling units are planned at a target density of 5.6 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 39 shall be provided from Benton Road.
- 2) A minor community entry, as shown in Figure IV-16, is planned at the intersection of Pourroy Road and Benton Road.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and Street "C".
- 4) A greenbelt/drainage corridor treatment, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 39 and adjacent uses to the north.
- 5) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and 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:

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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                      |