



FIGURE III-34



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 40, 41, & 42

WINCHESTER 1800

52. Planning Area 41: Very High Density Residential (VHDR)

a. Descriptive Summary

Planning Area 41, as depicted in Figure III-34, provides for development of 22.6 acres devoted to Very High density residential uses. A maximum of 339 dwelling units are planned at a target density of 15 du/ac (density range 14-20-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 41 shall be provided from Benton Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the access into Planning Area 41.
- 3) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 41 and adjacent uses to the north.
- 4) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 41 and adjacent commercial uses in Planning Area 40.
- 5) Roadway landscape treatments, as shown on Figure IV-7, are planned along Benton Road and Pourroy 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 |