



FIGURE III-35



III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 43, 44, 49, & 50

WINCHESTER 1800

55. Planning Area 44: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 44, as depicted in Figure III-35, provides for development of 28.0 acres devoted to Medium density residential uses. A maximum of 104 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 44 shall be provided from Street "C".
- 2) A minor community entry, as shown on 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) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Pourroy Road, Benton Road and Street "C", respectively.
- 5) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 44 and adjacent off-site land uses to the south.
- 6) Lots in Planning Area 44 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.
- 7) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 8) 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