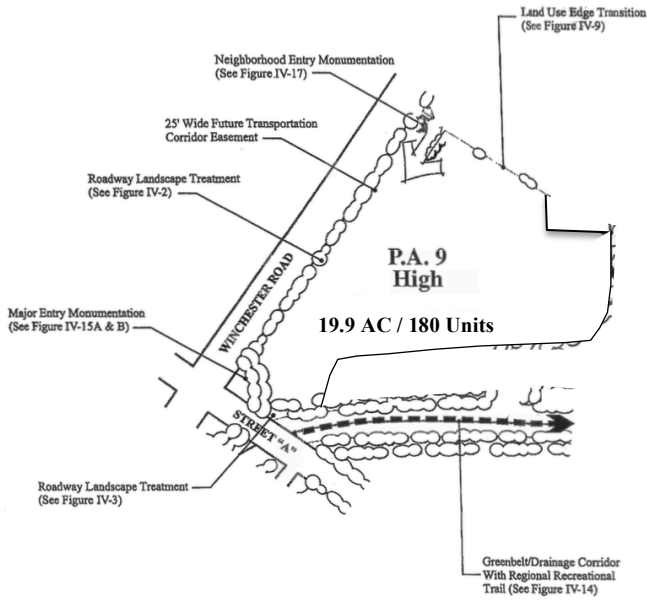


Figure III-17: PA 9



Planning Area
9



13. Planning Area 9: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 9, as depicted in Figure III-17, provides for development of 19.9 acres devoted to Medium High density residential uses. A maximum of 180 units are planned at a target density of 9.0 du/ac (density range 5-8 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4500. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 9 shall be provided from Winchester Road.
- 2) A major community entry, as shown on Figures IV-15A and IV-15B, is planned at the intersection of Winchester Road and Street “A”.
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Winchester Road and the access to Planning Area 9.
- 4) A greenbelt/drainage corridor, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 9 and adjacent uses to the east and south.
- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between proposed residential uses in Planning Area 9 and adjacent commercial uses in Planning Area 8.
- 6) Roadway landscape treatments, as shown on Figures IV-2 and IV-3, are planned along Winchester Road and Street “A”, respectively.
- 7) An additional 25-foot transportation easement dedicated to the County may be required along Winchester Road for future traffic mitigation programs. This easement may be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.