

## **24. Planning: Area 18: Mixed Use**

### **a. Descriptive Summary**

Planning Area 18, as depicted in Figure III-21, provides for development of 15.2 acres devoted to Mixed Uses, which include a combination of multi-family residential and commercial uses. Planning Area 18 provides for development of a maximum of 175 multi-family dwelling units at a target density of 11.5 du/ac (density range 8-14 du/ac).

### **b. Land Use and Development Standards**

Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

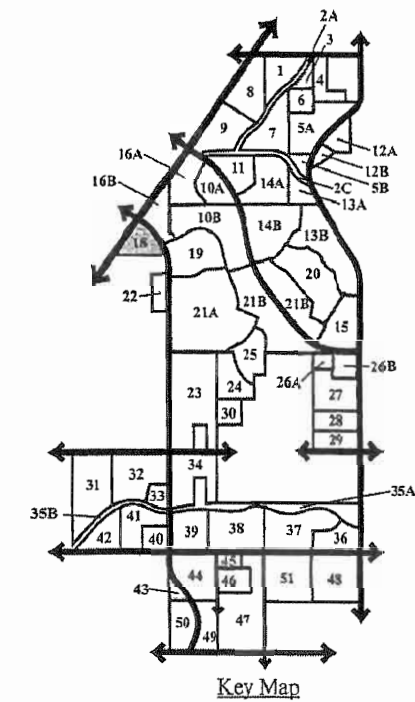
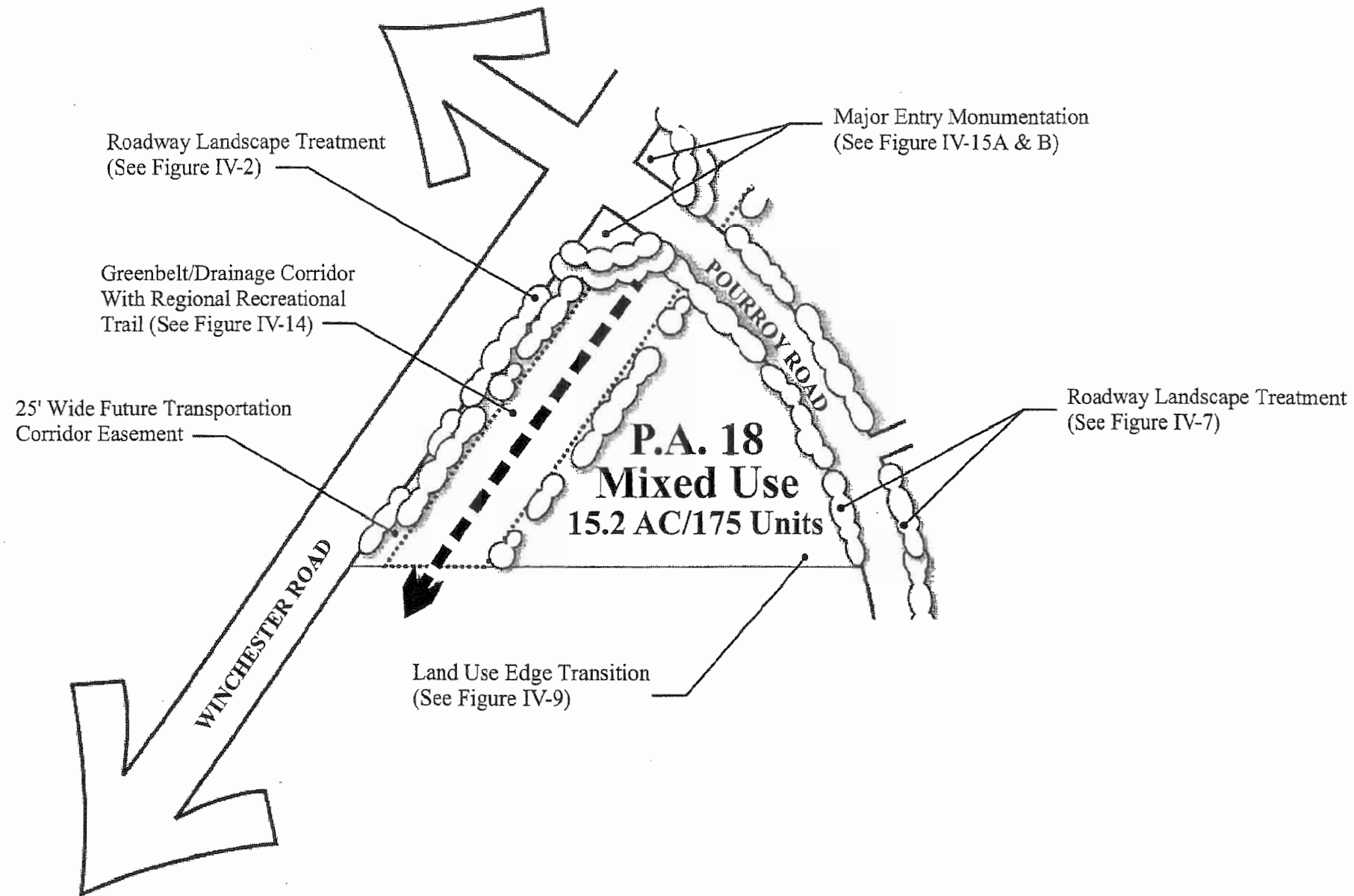
### **c. Planning Standards**

- 1) Primary access to Planning Area 18 shall be provided from Pourroy Road.
- 2) Where commercial centers and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: a) Parking behind commercial building shall be minimized to reduce vandalism; b) the rear of commercial building will primarily be used for loading and unloading of goods and for refuse disposal and storage; c) refuse disposal and storage areas shall be properly screened with landscaping and fence materials deemed appropriate at the plot plan stage; d) the rear of commercial buildings shall be architecturally pleasing to the eye and may contain the store's name and logo; large expanses of blank walls are inappropriate; and e) the use of enhanced paving, raised sidewalks or porticoes is encouraged to separate pedestrian and vehicular circulation within the commercial center. The exact design and layout of the commercial center will be reviewed at the ploy plan stage. Please refer to Section IV .D, Commercial Architectural Design Criteria, for a more detailed discussion of commercial site planning guidelines.
- 3) A major community entry, as shown on Figures IV-15 and IV-15B, is planned at the intersection of Winchester Road and Pourroy Road.
- 4) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Pourroy Road and the access into Planning Area 18.

- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscape buffer between the proposed commercial uses in Planning Area 18 and adjacent off-site land uses to the south.
- 6) A greenbelt/drainage corridor treatment, containing a portion of the regional recreational trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 18 and adjacent uses to the east.
- 7) Roadway landscape treatments, as shown on Figures IV-2 and IV-7, are planned along Winchester Road and Pourroy Road, respectively.
- 8) 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.
- 9) An identified potential archaeological resource is located within Planning Area 18. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to this resource.
- 10) Please refer to Section IV. for specific Design Guidelines and other related design criteria. Signage criteria for commercial planning areas are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 11) 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                      |

# Planning Area 18



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800  
SP 286 AMENDMENT 5 / EIR 374  
**PLANNING AREA 18**