

49. Planning Area 41: Very High Density Residential - Multi-Family

a. Descriptive Summary

Planning Area 41, as depicted in Figure III-34, provides for development of 22.6 acres devoted to Very High density multi-family 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. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

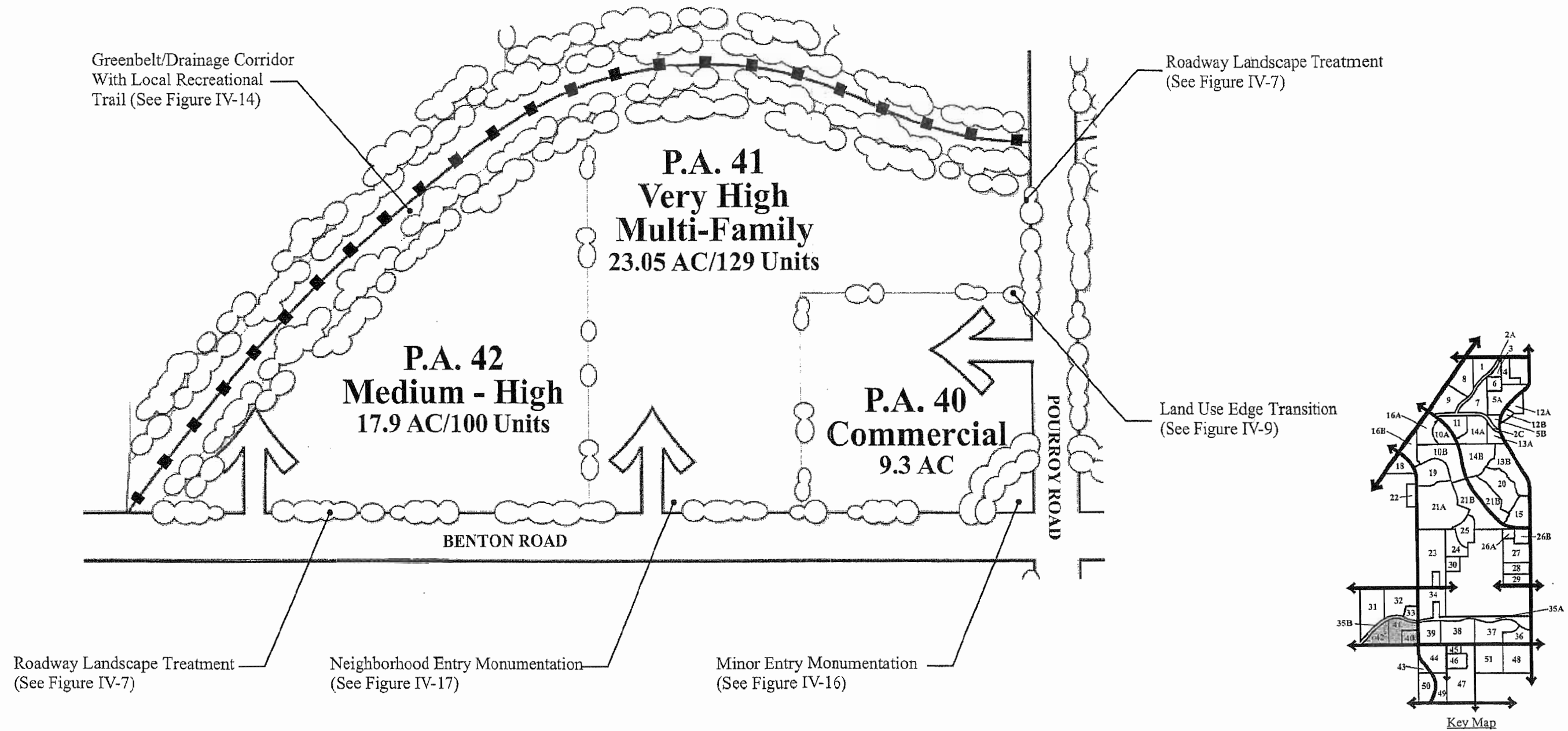
- 1) Primary access to Planning Area 41 shall be provided from Benton Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the access into Planning Area 41.
- 3) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide 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:

III.A.1 Specific Land Use Plan
III.A.2 Circulation Plan
III.A.3 Drainage Plan
III.A.4 Water and Sewer Plans

III.A.5 Open Space and Recreation Plan
III.A.6 Grading Plan
III.A.7 Public Sites and Project Phasing Plan
III.A.8 Landscaping Plan

III. Specific Plan

Planning Areas 40, 41, & 42



SOURCE: T&B Planning Consultants



Not to Scale

01-10-07 JN 15-100836

WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374

PLANNING AREAS 40, 41 & 42