

50. Planning Area 42: Medium High Residential

a. Descriptive Summary

Planning Area 42, as depicted in Figure III-34, provides for development of 17.9 acres devoted to Medium High density residential uses. A maximum of 100 dwelling units are planned at a target density of 5.6 du/ac. Lot sizes will be a minimum of 5,000 square feet (density range 5-8 du/ac).

b. Land Use and Development Standards

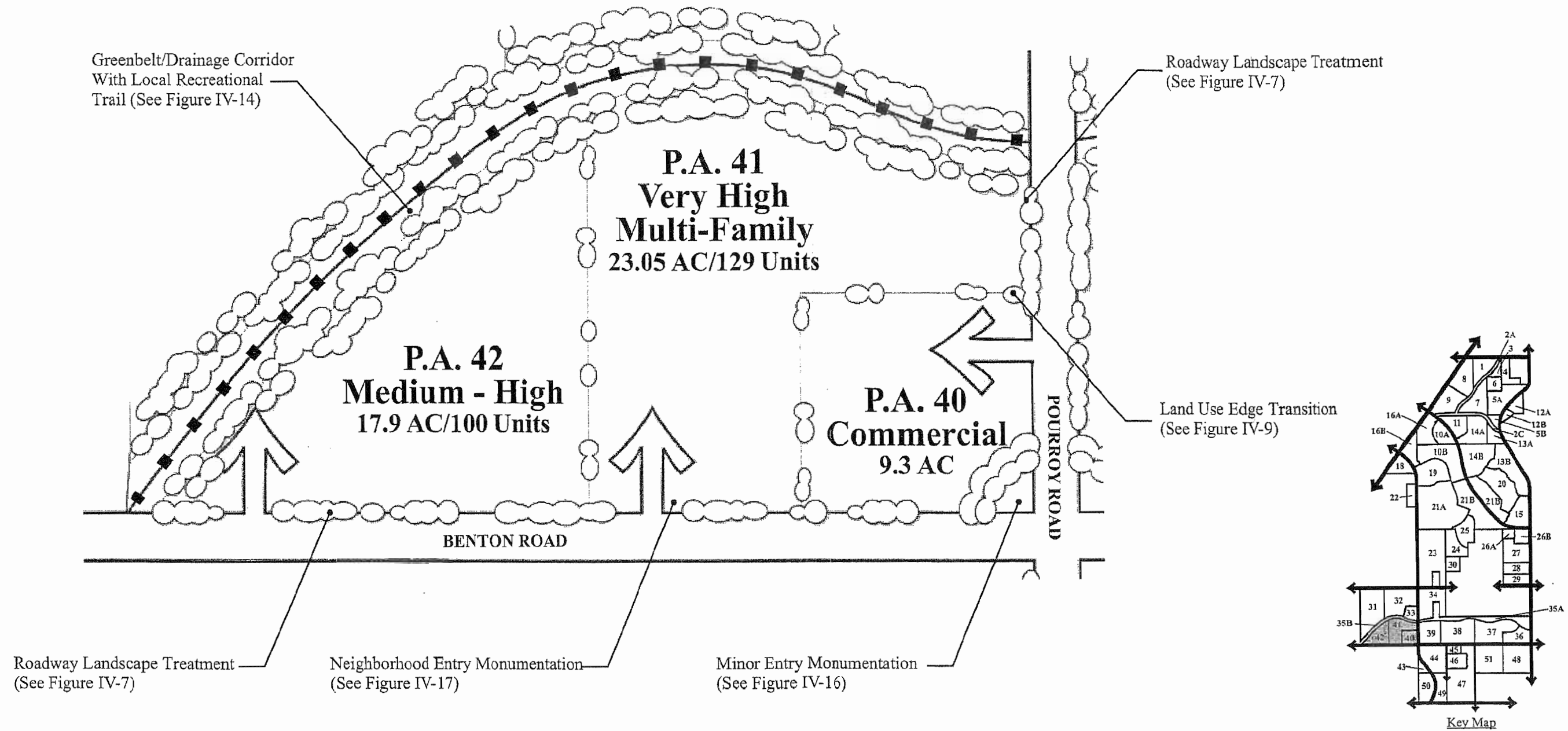
Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Primary access to Planning Area 42 shall be provided from Benton Road.
- 2) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 42 and adjacent uses to the north and west.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) 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 |

Planning Areas 40, 41, & 42



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374

PLANNING AREAS 40, 41 & 42