

54. Planning Area 46: School Site

a. Descriptive Summary

Planning Area 46, as depicted in Figure III-36, provides for development of 10.0 acres devoted to a School site. If at some future point in time the School District should decline to purchase this site for development with an elementary school, then the project proponent reserves the right to develop this site with medium low density residential use. If residential uses are implemented, this Planning Area would be developed as an extension of Planning Area 47. Access would be taken from Street "C". A land use transition, as depicted on Figure IV-12, would be needed if residential uses are implemented. In this case, the transition depicted in Figure IV-13 would not be needed. A maximum total of 27 dwelling units would be allowed at a target density of 2.7 du/ac. This would be allowable by transferring an equal number of excess units available from previously approved planning area(s) which do not accomplish the maximum number permitted for those planning areas. In any case, the total amount of permitted units for the project shall not be exceeded.

b. Land Use and Development Standards

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

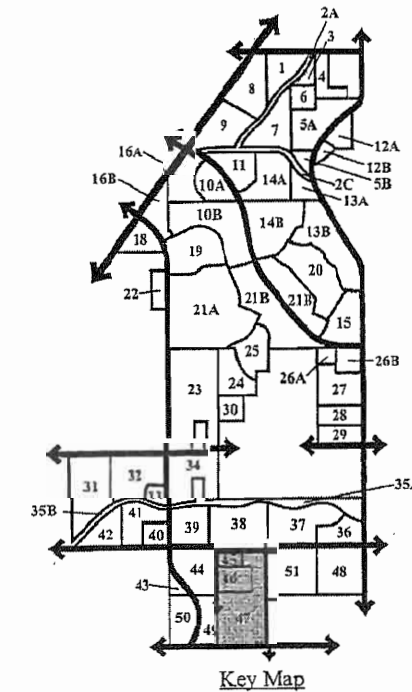
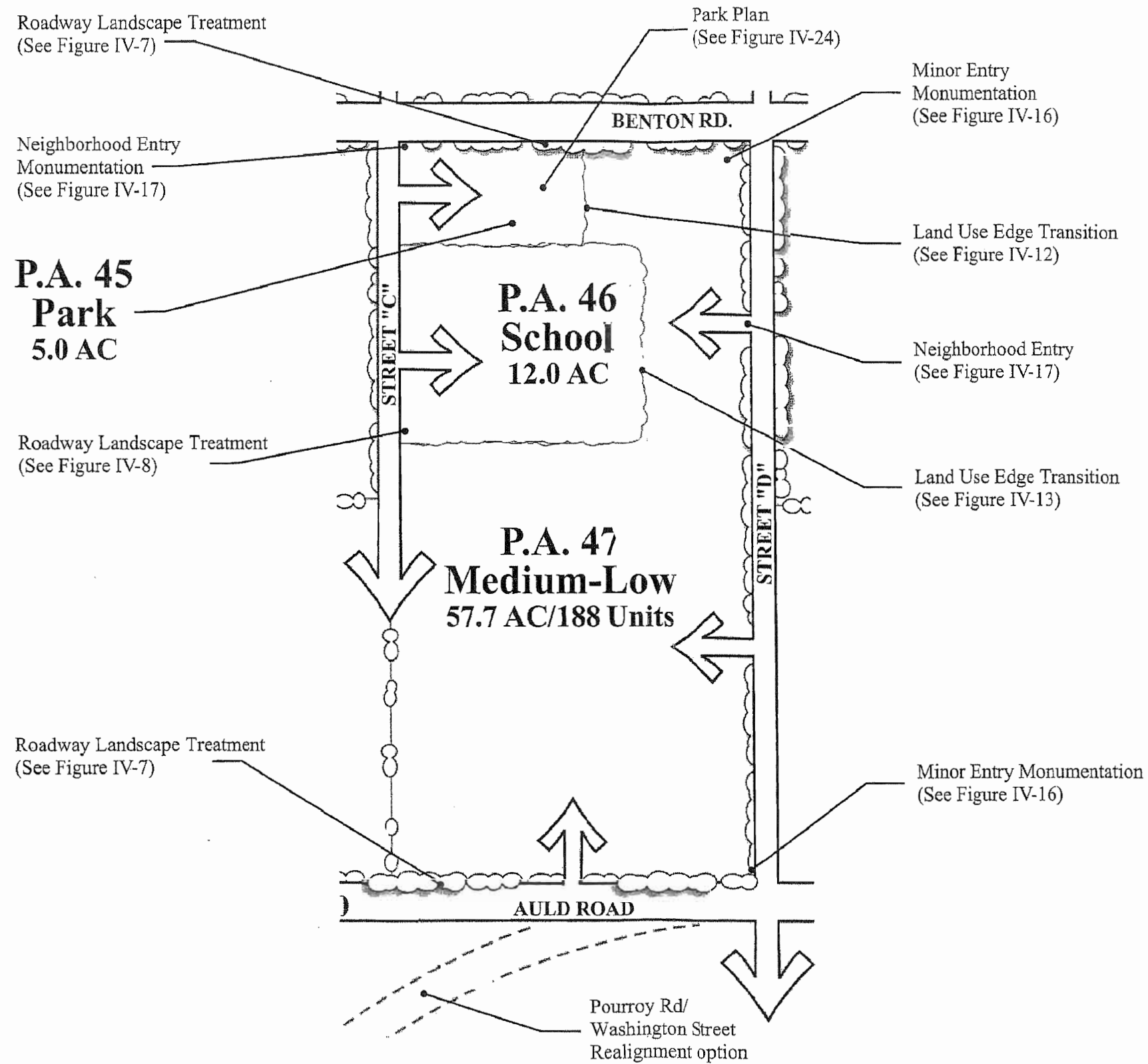
c. Planning Standards

- 1) Primary access to Planning Area 46 shall be provided from Street "C".
- 2) A land use edge transition, as shown on Figure IV-13, shall serve as a landscaped buffer between the proposed school uses in Planning Area 46 and adjacent residential uses in Planning Area 47.
- 3) A roadway landscape treatment, as shown on Figure IV-8, is planned along Street "C".
- 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 |

III. Specific Plan

Planning Areas 45, 46 & 47



SOURCE: T&B Planning Consultants



Not to Scale

01-10-07.JN 15-100836

III-155

WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374
PLANNING AREAS 45, 46 & 47

Figure III-36