

55. Planning Area 47: Medium Low Residential

a. Descriptive Summary

Planning Area 47, as depicted in Figure III-36, provides for development of 58.5 acres devoted to Medium Low density residential uses. A maximum of 158 dwelling units are planned at a target density of 2.7 du/ac. Lot sizes will be a minimum of 7,200 square feet (density range 2-4 du/ac). One existing residential structure lies within the boundaries of Planning Area 47.

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 47 shall be provided from Auld Road and Street "D".
- 2) Minor community entries, as shown on Figure IV-16, are planned at the intersections of Benton Road and Street "D", and Auld Road and Street "D".
- 3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Street "D" and the northern entrance into Planning Area 47.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 47 and adjacent off-site land uses to the west.
- 5) Lots in Planning Area 47 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width, as shown on Figure IV-10.
- 6) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential uses in Planning Area 47 and adjacent park uses in Planning Area 45.
- 7) A land use edge transition, as shown on Figure IV-13, shall serve as a landscape buffer between the proposed residential uses in Planning Area 47 and adjacent school uses in Planning Area 46.

- 8) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Benton Road, Auld Road and Street "D", respectively.
- 9) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 10) 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

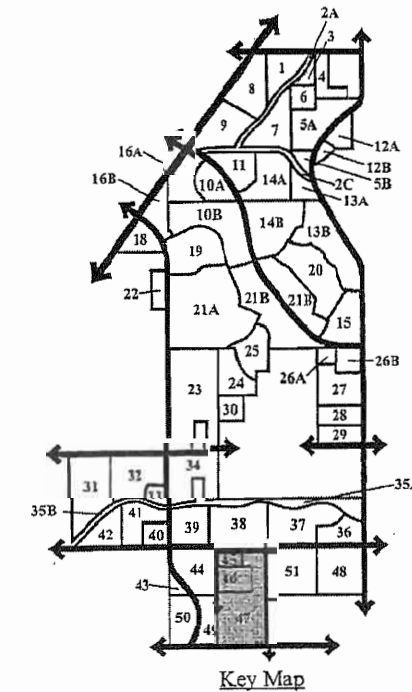
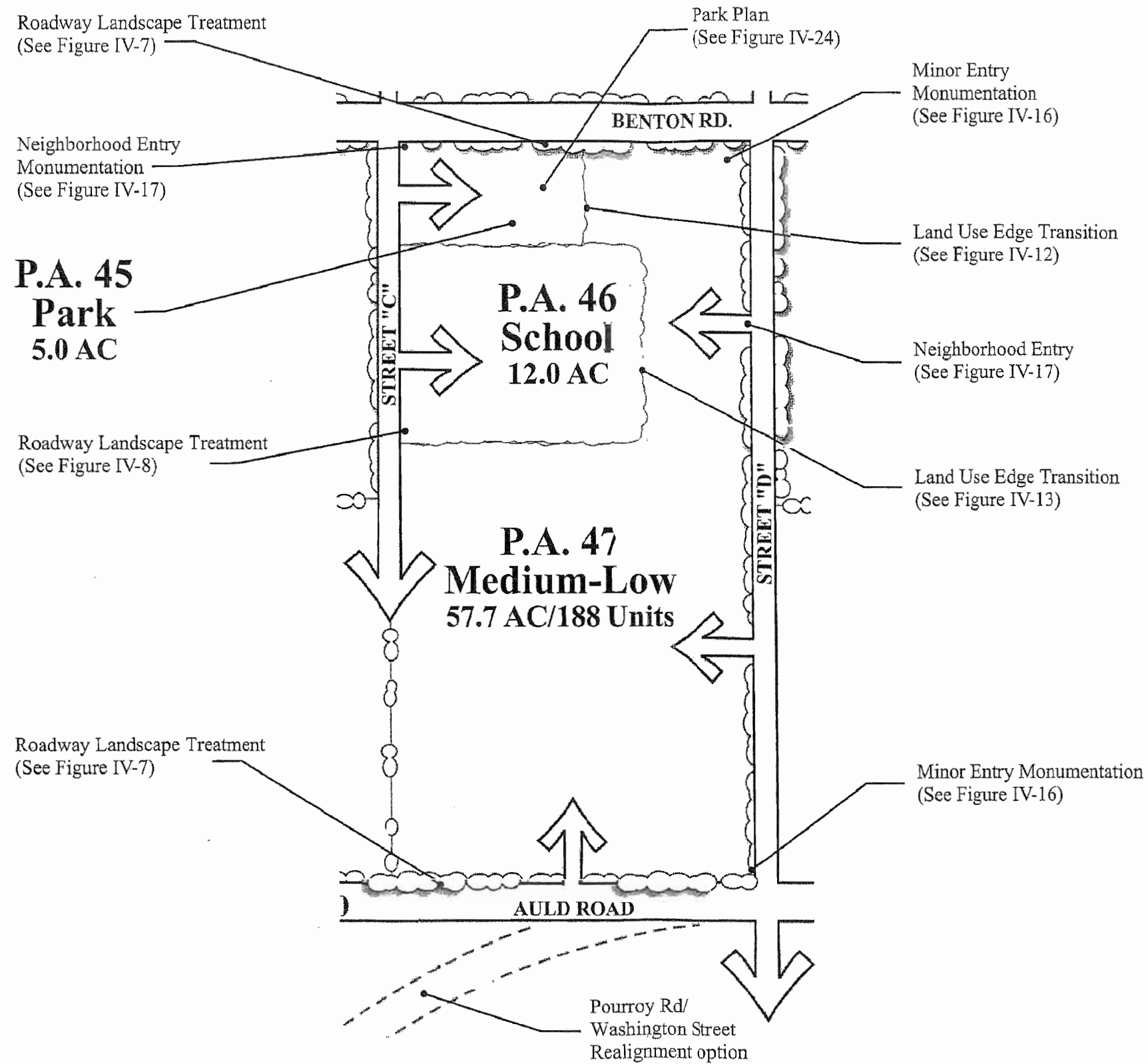
III.A.5 Open Space and Recreation Plan

III.A.6 Grading Plan

III.A.7 Public Sites and Project Phasing Plan

III.A.8 Landscaping Plan

Planning Areas 45, 46 & 47



SOURCE: T&B Planning Consultants



Not to Scale

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III-155

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

Figure III-36