

56. Planning Area 48: Commercial Recreation

a. Descriptive Summary

Planning Area 48, as depicted in Figure III-37, provides for development of 36.7 acres devoted to Commercial Recreation uses. This Planning Area is situated close to Lake Skinner recreation area along a major entry corridor. It is anticipated that this planning area will contain uses to serve Lake Skinner visitors. Examples of such uses include: recreational vehicle parks, camping, storage, servicing, parts and repairs; gasoline sales; general goods and grocery sales; private sports and recreation facilities; and resort hotels.

b. Land Use and Development Standards

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

c. Planning Standards

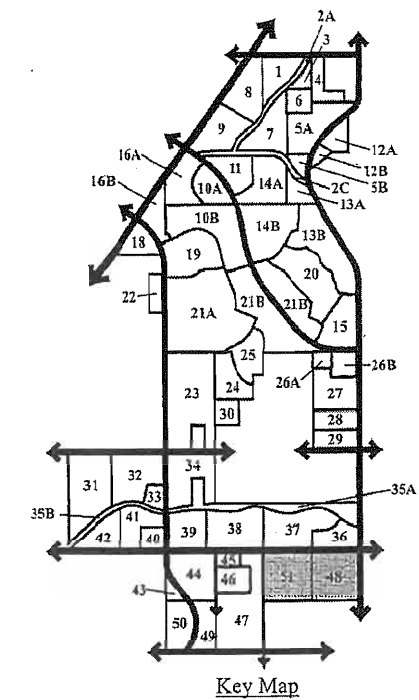
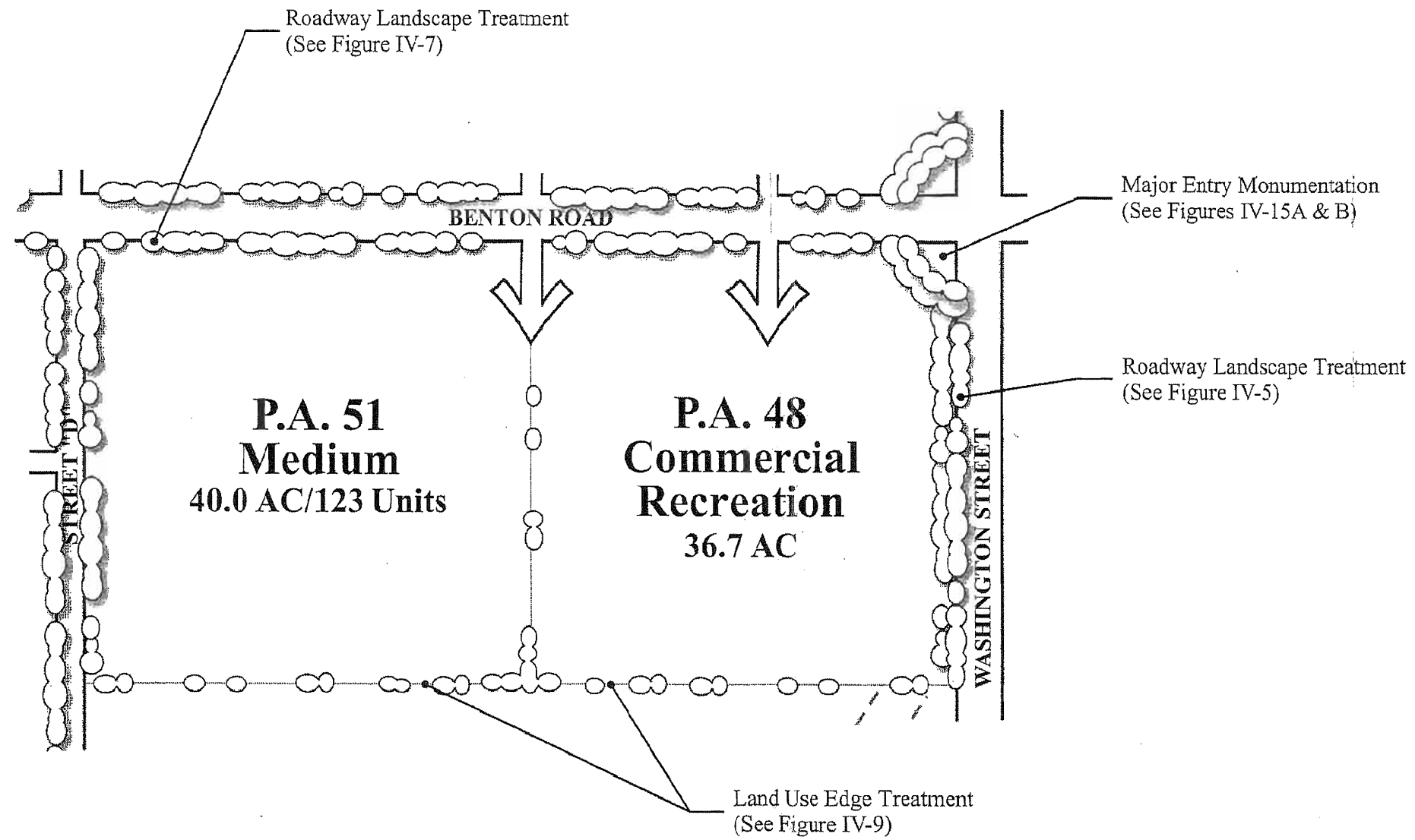
- 1) Primary access to Planning Area 48 shall be provided from Benton Road.
- 2) Where the commercial recreation area and residential neighborhoods interface, the following design considerations shall be implemented to ensure public safety and aesthetic quality within the WINCHESTER 1800 community: a) Parking behind commercial recreation buildings shall be minimized to reduce vandalism; b) the rear of commercial recreation buildings 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) visible portions of the rear of commercial recreation 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 recreation area. The exact design and layout of the commercial recreation area will be reviewed at the plot 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-15A and IV-15B, is planned at the intersection of Benton Road and Washington Road.

- 4) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between the proposed commercial recreation uses in Planning Area 48 and adjacent off-site uses to the south and west.
- 5) Roadway landscape treatments, as shown on Figures IV-5 and IV-7, are planned along Washington Road and Benton Road, respectively.
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 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

Planning Areas 48 & 51



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374

PLANNING AREAS 48 & 51