

## 9. Planning Area 6: School Site

### a. Descriptive Summary

Planning Area 6, as depicted in Figure III-14, 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 5. Access would be provided by Washington Road. A land use edge transition, as depicted on Figure IV-13, will not be needed if residential uses are implemented. A maximum total of 27 dwelling units would be allowed at a target density of 2.7 du/ac with a minimum lot size of 7,200 square feet. 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.)

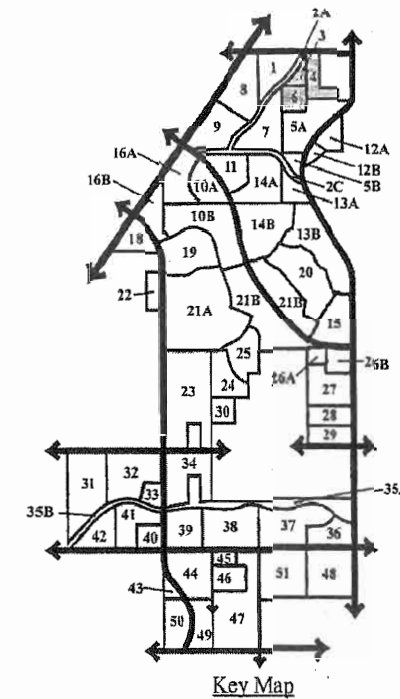
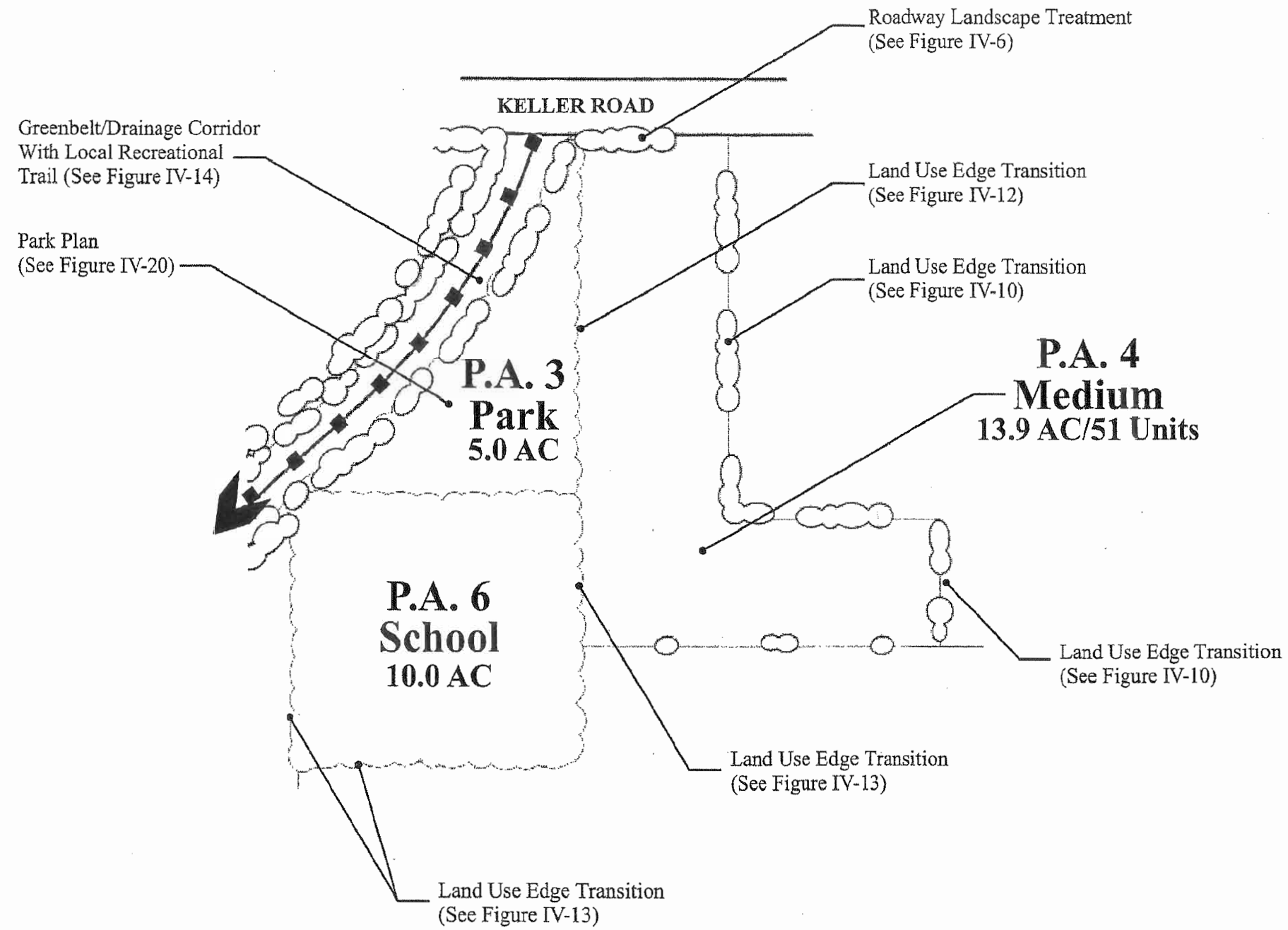
### c. Planning Standards

- 1) Primary access to Planning Area 6 shall be provided by local streets via Planning Areas 4, 5 and/or 7.
- 2) A land use edge transition, as illustrated on Figure IV-13, shall serve as a landscape buffer between the proposed school and adjacent residential uses.
- 3) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 4) 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.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 3, 4, & 6



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800  
SP 286 AMENDMENT 5 / EIR 374  
**PLANNING AREAS 3, 4 & 6**