

24. Planning Area 24

a. Descriptive Summary

Planning Area 24, as illustrated in Figure V-24, consists of about 8.6 acres to be devoted to commercial uses.

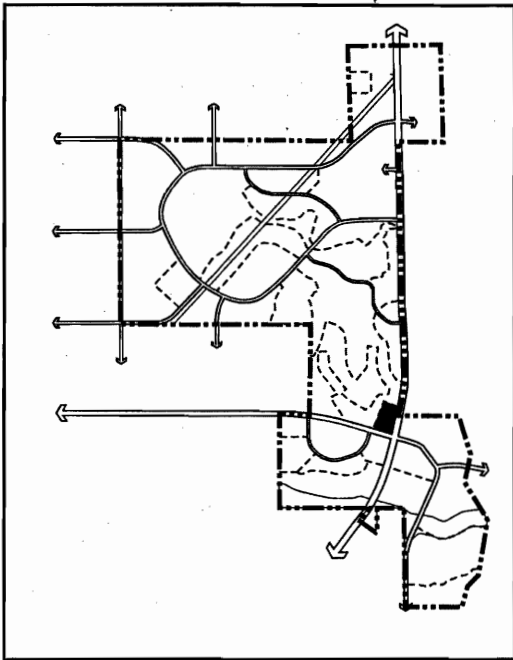
b. Land Use and Development Standards

Please refer to Ordinance No. 348 ____ (See SP Ordinance Tab).

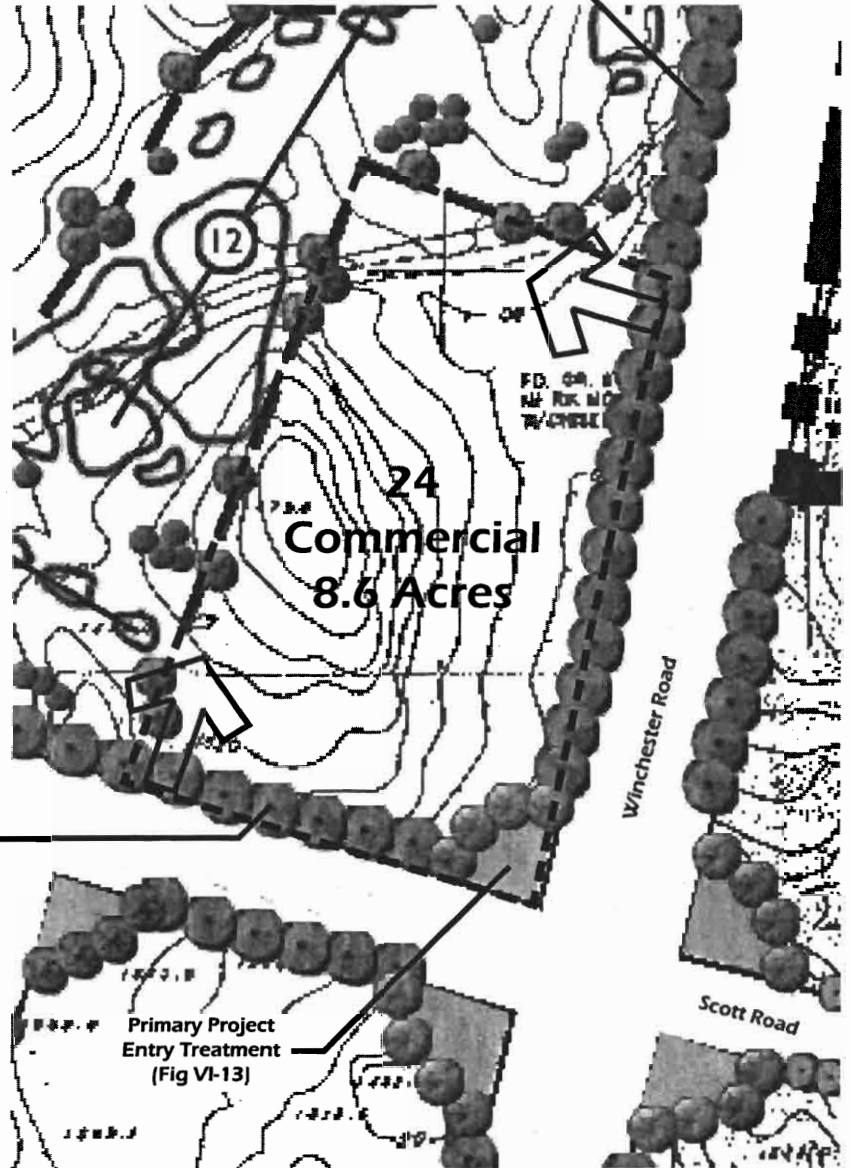
c. Planning Standards

- (1) Access to Planning Area 24 shall be provided from Winchester Road and Scott Road.
- (2) Pedestrian / bicycle access to Planning Area 24 shall be provided from the Winchester Greenbelt and the Scott Road enhanced parkway / paseo.
- (3) Winchester Road / Scott Road Streetscape as illustrated in Figure VI-6.
- (4) Primary Project Entry Treatment as illustrated in Figure VI-13.
- (5) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 24 Commercial Figure V-24



Winchester Road
Streetscape (Fig VI-6)



Scott Road Streetscape
(Fig VI-6)

Primary Project
Entry Treatment
(Fig VI-13)