

31. Planning Area 31

a. Descriptive Summary

Planning Area 31, as illustrated in Figure IV-31, consists of about 41.2 acres to be devoted to Low Density Residential at 2 density units per acre. (2 DU/ Ac) Up to 75 units may be accommodated within a density range of 0.4 – 2 units per acre.

b. Land Use and Development Standards

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

c. Planning Standards

- (1) Vehicular Access to Planning Area 31 will be provided from Washington Street.
- (2) Pedestrian / bicycle access to Planning Area 31 will be provided from the Winchester Road , Washington Street enhanced parkway / paseo.
- (3) Winchester Road Streetscape as illustrated in Figure IV-5.
- (4) Washington Road Streetscape as illustrated in Figure VI-11
- (5) Community Theme Walls as illustrated in Figure VI-14
- (6) Refer to Designs / Standards and Guidelines VI for further land use standards and landscape guidelines.
- (7) A portion of the southern greenbelt consisting of 11.5 acres will be provided along the southern end of Planning Area 31.

Planning Area 31

Low Density Residential

Figure V-31

