

32. Planning Area 32

a. Descriptive Summary

Planning Area 32, as illustrated in Figure V-32, consists of about 58.4 acres to be devoted to Low Density Residential at two units per acre (2 DU/Ac). Up to 106 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) Primary access to Planning Area 32 will be provided from the South Village Loop Connector.
- (2) Pedestrian / bicycle access to Planning Area 32 will be provided from the Winchester Greenbelt, South Village Loop Street Connector enhanced parkway, / paseo, as well as from Planning Areas 32.
- (3) South Village Loop Connector Streetscape as illustrated in Figure VI-10.
- (4) Community Theme Wall Concepts as illustrated in Figure VI-14.
- (5) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.
- (6) A portion of the Southern Green belt consisting of 19.8 acres will be provided along the Southern end of Planning Area 32.

Planning Area 32

Low Density Residential

Figure V-32

