Planning Areas 4, 6, & 52B

Winchester 1800

Planning Areas

- P.A. 52B OS-CD 0.7 AC.
- P.A. 6 MEDIUM-HIGH 11.0 AC./61 Units
- P.A. 4 MEDIUM 13.9 AC./51 Units

Greenbelt/Drainage Corridor with Local Recreation Trail (See Figure IV-14)

Roadway Landscape Treatment (See Figure IV-6)

Land Use Edge Transition (See Figure IV-10)

Keller Road

Washington Street
7. Planning Area 4: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 4, as depicted in Figure III-14, provides for development of 13.9 acres devoted to Medium density residential uses. A minimum of 51 dwelling units are planned at a target density of 3.7 du/ac (density range 2-5 du/ac).

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, Zoning Ordinance.)

c. Planning Standards

1) Primary access to Planning Area 4 shall be provided by local streets via Keller Road and Washington Street.

2) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 4 and adjacent uses to the west.

3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 4 and adjacent off-site land uses to the east.

4) A roadway landscape treatment, as shown on Figures IV-6, is planned along Keller Road.

5) Please refer to Section IV for specific Design Guidelines and other related design criteria.

6) 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