Planning Areas 13A, 13B, 15, & 20

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-82
19. Planning Area 13A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 13A, as depicted in Figure III-20, provides for development of 9.5 acres devoted to Medium density residential uses. A maximum of 22 dwelling units are planned at a target density of 2.3 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 13A shall be provided from Washington Street.

2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Street and the entrance into Planning Area 13A.

3) A greenbelt/drainage corridor treatment containing a portion of the regional recreation trail, as shown on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 13A and adjacent uses to the north.

4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.

5) Two identified potential archaeological resources are located within Planning Area 13A. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.

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

7) 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
20. Planning Area 13B: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 13B, as depicted in Figure III-20, provides for development of 36.8 acres devoted to Medium Low density residential uses. A maximum of 128 dwelling units are planned at a target density of 3.9 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 13B shall be provided from Washington Street.

2) Neighborhood entries, as shown on Figure IV-17, are planned at the intersection of Washington Street and the entrances into Planning Area 13B.

3) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between the proposed residential uses in Planning Area 13B and adjacent open space land uses in Planning Area 20.

4) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.

5) (Standard No. 5 has been intentionally omitted)

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

7) 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