Planning Area 19

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-95

P.A. 19
MEDIUM-HIGH
34.5 AC./143 Units

LAND USE EDGE TRANSITION
(See Figures IV-12)

MINOR ENTRY MONUMENTATION
(See Figures IV-16)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

MINOR ENTRY MONUMENTATION
(See Figures IV-16)

POURROY ROAD

MINOR ENTRY MONUMENTATION
(See Figures IV-16)
28. Planning Area 19: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 19, as depicted in Figure III-22, provides for development of 34.5 acres devoted to Medium High density residential uses. A maximum of 143 dwelling units are planned at a target density of 4.1 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 19 shall be provided from Street Pourroy Road and an interior road (Wisteria Loop).

2) Minor community entries, as shown of Figure IV-16, are planned at the intersection of Pourroy Road and Wisteria Loop.

3) Roadway landscape treatments, as shown on Figure IV-7 is planned along Pourroy Road.

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

5) 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