32. **Planning Area 23: Medium Density Residential (MDR)**

**a. Descriptive Summary**

Planning Area 23, as depicted in Figure III-24, provides for development of 70.5 acres devoted to Medium density residential uses. A maximum of 261 dwelling units are planned at a target density of 3.7 du/ac. One existing residential structure lies within the boundaries of Planning Area 23.

**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 23 shall be provided from Pourroy Road.

2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Pourroy Road and Thompson Road.

3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersections of Pourroy Road and the southern entrance into Planning Area 23.

4) A land use edge transition, as illustrated on Figure IV-10, shall serve as a buffer zone between the proposed residential uses in Planning Area 23 and adjacent off-site land uses.

5) Lots in Planning Area 23 sited adjacent to off-site low density residential uses shall have a fifty foot (50') minimum rear yard setback and one hundred foot (100') minimum lot width as shown on Figure IV-10.

6) Roadway landscape treatments, as shown on Figure IV-7, are planned along Pourroy Road and Thompson Road.

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

8) 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.2 Circulation Plan
- III.A.3 Drainage Plan
- III.A.4 Water and Sewer Plans
- III.A.5 Open Space and Recreation Plan
- III.A.6 Grading Plan
- III.A.7 Public Sites and Project Phasing Plan
- III.A.8 Landscaping Plan
Planning Area 23

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

FIGURE III-24

P.A. 23
MEDIUM
70.5 AC./261 Units

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

LAND USE EDGE TRANSITION
(See Figure IV-10)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)

LAND USE EDGE TRANSITION
(See Figure IV-10)

P.O.RROY ROAD

POURROY ROAD

THOMPSON ROAD

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)