III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Winchester 1800

Planning Areas 24, 25, & 30

T&B PLANNING, INC.

III-104

Figures III-25

P.A. 25
OPEN SPACE
26.4 AC.

P.A. 24
MEDIUM
23.7 AC./64 Units

P.A. 30
MEDIUM-LOW
10.6 AC./21 Units

FIRE/FUEL MODIFICATION TRANSITION
(See Figure IV-11)

LAND USE EDGE TRANSITION
(See Figure IV-10)

FIRE/FUEL MODIFICATION TRANSITION
(See Figure IV-11)
33. Planning Area 24: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 24, as depicted in Figure III-25, provides for development of 23.7 acres devoted to Medium density residential uses. A maximum of 64 dwelling units are planned at a target density of 2.7 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 24 shall be provided from by local streets via Planning Areas 21 and 23.

2) A fire fuel modification transition, as shown on Figure IV-11, shall serve as a buffer zone between residential uses in Planning Area 24 and adjacent open space land uses in Planning Area 25.

3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between residential uses in Planning Area 24 and adjacent off-site land uses to the south and east.

4) Lots in Planning Area 24 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.

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