Planning Areas 32 & 33

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-121

**FIGURE III-29**

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

P.O. 32
MEDIUM-LOW
38.6 AC./143 Units

P.O. 33
PARK
7.4 AC.

GREENBELT/DRAINAGE CORRIDOR
WITH LOCAL RECREATION TRAIL
(See Figure IV-14)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

PARK PLAN
(See Figure IV-23)

LAND USE EDGE TRANSITION
(See Figure IV-12)

THOMPSON ROAD

POURROY ROAD

MINOR ENTRY MONUMENTATION
(See Figure IV-16)
42. Planning Area 32: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 32, as depicted in Figure III-29, provides for development of 38.6 acres devoted to Medium density residential uses. A maximum of 143 dwelling units are planned at a target density of 3.7 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 32 shall be provided from Pourroy Road.

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

3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential land uses in Planning Area 32 and adjacent park uses in Planning Area 33.

4) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 32 and adjacent uses to the south.

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

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