Planning Areas 40, 41, & 42

WINCHESTER 1800

III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

III-138

P.A. 41
VERY HIGH
MULTI-FAMILY
22.6 AC./339 Units

P.A. 42
MEDIUM-HIGH
17.9 AC./100 Units

P.A. 40
COMMERCIAL
9.3 AC.

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

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

NEIGHBORHOOD ENTRY
MONUMENTATION
(See Figure IV-17)

MINOR ENTRY
MONUMENTATION
(See Figure IV-16)

STREET CROSSING AT
DRAINAGE CORRIDOR EDGE
(See Figure IV-4)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

LAND USE EDGE TRANSITION
(See Figure IV-9)

POURROY ROAD
BENTON ROAD

(See Figure III-34)
52. **Planning Area 41: Very High Density Residential (VHDR)**

a. **Descriptive Summary**

Planning Area 41, as depicted in Figure III-34, provides for development of 22.6 acres devoted to Very High density residential uses. A maximum of 339 dwelling units are planned at a target density of 15 du/ac (density range 14-20-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 41 shall be provided from Benton Road.

2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the access into Planning Area 41.

3) A greenbelt/drainage corridor treatment, as illustrated on Figure IV-14, shall provide a landscaped buffer zone between Planning Area 41 and adjacent uses to the north.

4) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 41 and adjacent commercial uses in Planning Area 40.

5) Roadway landscape treatments, as shown on Figure IV-7, are planned along Benton 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.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