III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

Planning Areas 45, 46, & 47

Winchester 1800

P.A. 45
PARK
5.0 AC.

P.A. 46
SCHOOL
12.0 AC.

P.A. 47
MEDIUM-LOW
57.7 AC./188 Units

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-7)

NEIGHBORHOOD ENTRY
MONUMENTATION
(See Figure IV-17)

PARK PLAN
(See Figure IV-24)

LAND USE EDGE TRANSITION
(See Figure IV-13)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

Pourroy Rd/
Washington Street
Realignment Option

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

LAND USE EDGE TRANSITION
(See Figure IV-12)

LAND USE EDGE TRANSITION
(See Figure IV-12)

MINOR ENTRY MONUMENTATION
(See Figure IV-16)

LAND USE EDGE TRANSITION
(See Figure IV-13)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-8)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-8)

BENTON ROAD

AULD ROAD
58. Planning Area 47: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 47, as depicted in Figure III-36, provides for development of 58.5 acres devoted to Medium density residential uses. A maximum of 158 dwelling units are planned at a target density of 2.7 du/ac. One existing residential structure lies within the boundaries of Planning Area 47.

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 47 shall be provided from Auld Road and Street "D".

2) Minor community entries, as shown on Figure IV-16, are planned at the intersections of Benton Road and Street "D", and Auld Road and Street "D".

3) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Street "D" and the northern entrance into Planning Area 47.

4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 47 and adjacent off-site land uses to the west.

5) Lots in Planning Area 47 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) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential uses in Planning Area 47 and adjacent park uses in Planning Area 45.

7) A land use edge transition, as shown on Figure IV-13, shall serve as a landscape buffer between the proposed residential uses in Planning Area 47 and adjacent school uses in Planning Area 46.

8) Roadway landscape treatments, as shown on Figures IV-7 and IV-8, are planned along Benton Road, Auld Road and Street "D", respectively.

9) Please refer to Section IV for specific Design Guidelines and other related design criteria.
10) 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