III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

WINCHESTER 1800
Planning Areas 48 & 51

P.A. 51
MEDIUM
40.0 AC./123 Units

P.A. 48
COMMERCIAL
RECREATION
36.7 AC.

MAJOR ENTRY MONUMENTATION
(See Figures IV-15A & B)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-5)

NEIGHBORHOOD ENTRY MONUMENTATION
(See Figure IV-17)

LAND USE EDGE TREATMENT
(See Figure IV-9)

LAND USE EDGE TRANSITION
(See Figure IV-10)

ROADWAY LANDSCAPE TREATMENT
(See Figure IV-8)

BENTON ROAD
WASHINGTON STREET

(See Figure IV-7)
62. Planning Area 51: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 51, as depicted in Figure III-37, provides for development of 40.0 acres devoted to Medium density residential uses. A maximum of 123 dwelling units are planned at a target density of 3.0 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 51 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 entrance into Planning Area 51.

3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.

4) A roadway landscape treatment, as shown on Figure IV-8, is planned along Street “D”.

5) 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 51 and adjacent off-site land uses to the south.

6) Please refer to Section IV for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.

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