21. Planning Area 21

a. Descriptive Summary

Planning Area 21, as illustrated in Figure I-21, consists of about 24.8 acres to be devoted to Medium High Density Residential at six units per acre (6 DU/ac). Up to 135 units may be accommodated within a density range of 5-8 units per acre.

b. Land Use and Development Standards

Please refer to Ordinance No. 348 _____ (See SP Ordinance Tab).

c. Planning Standards

(1) Primary access to Planning Area 21 will be provided from Highway 79. Secondary vehicular access will be provided from Planning Area 22.

(2) Pedestrian / bicycle access to Planning Area 21 will be provided from the Winchester Greenbelt and the Golf Village Paseo.

(3) Winchester Road Streetscape as illustrated in Figure VI- 6

(4) Secondary Project Entry Treatment as illustrated in Figure VI-13.

(5) Community Theme Walls as illustrated in Figure VI-14.

(6) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.
Planning Area 21
Medium High Density Residential
Figure V-21

Specific Plan No. 310

Planning Areas V-43