31. Planning Area 31

a. Descriptive Summary

Planning Area 31, as illustrated in Figure IV-31, consists of about 41.2 acres to be devoted to Low Density Residential at 2 density units per acre. (2 DU/ Ac) Up to 75 units may be accommodated within a density range of 0.4—2 units per acre.

b. Land Use and Development Standards

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

c. Planning Standards

(1) Vehicular Access to Planning Area 31 will be provided from Washington Street.

(2) Pedestrian / bicycle access to Planning Area 31 will be provided from the Winchester Road, Washington Street enhanced parkway / paseo.

(3) Winchester Road Streetscape as illustrated in Figure IV-5.

(4) Washington Road Streetscape as illustrated in Figure VI-11

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

(6) Refer to Designs / Standards and Guidelines VI for further land use standards and landscape guidelines.

(7) A portion of the southern greenbelt consisting of 11.5 acres will be provided along the southern end of Planning Area 31.
Planning Area 31
Low Density Residential
Figure V-31

Winchester Road Streetscape (Fig V-15)
Community Theme Walls (Fig VI-14)

31 Low Density Residential 41.2 Acres

Washington Road Streetscape (Fig VI-11)

Specific Plan No. 310
Planning Areas V-63