33. Planning Area 33

a. Descriptive Summary

Planning Area 33, as illustrated in Figure V-33, consists of about 18.6 acres to be devoted to Medium Density Residential at four units per acre (4 DU/ Ac). Up to 68 units may be accommodated within a density range of 2 - 5 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 33 will be provided from Washington Street.

(2) Pedestrian / bicycle access to Planning Area 33 shall be provided from Winchester Road / Washington Street enhanced parkways / paseos.

(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

(7) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.
Planning Area 33
Medium Density Residential
Figure V-33