

## 16. Planning Area 14B

a. Descriptive Summary

Planning Area 14B is planned for 16 acres of medium-high density residential use. A maximum total of 100 dwellings are planned with a density of 6.3 du/ac (5-8 du/ac Density Range). See Figure 150, *Planning Area 14B*.

b. Land Use and Development Standards

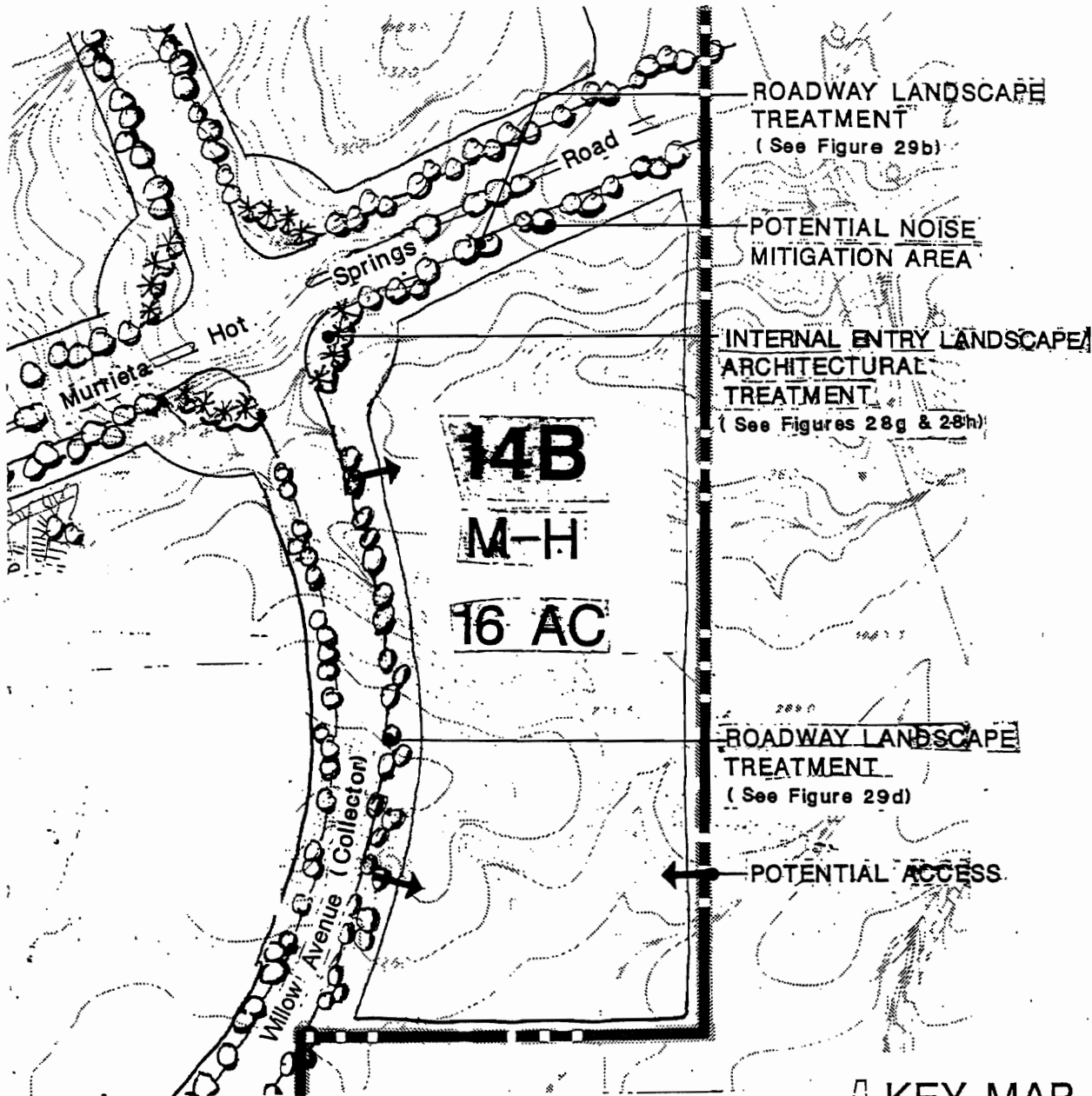
Please refer to Specific Plan Zoning

Ordinance.

c. Planning Standards

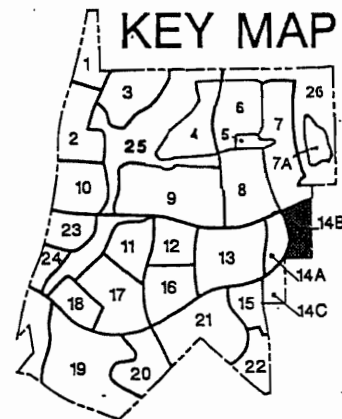
- \* This Planning Area will receive access from the collector roadway (Willow Avenue) along the western boundary. It may be desirable and/or practical to provide a local roadway connection between Planning Area 14B and adjacent offsite property to the east.
- \* Roadway landscape treatments such as those depicted on Figures 29b and 29e shall be provided along Murrieta Hot Springs Road and Willow Avenue.
- \* An internal entry statement will be provided at the intersection of Murrieta Hot Springs Road and Willow Avenue at the west boundary of the property. (See Figures 28g and 28h).
- \* A noise analysis shall be prepared concurrently with development applications for the Planning Area.
- \* Private recreation facilities may be planned and may possibly include a pool, spa, or barbeque areas. Exact design and layout will be accomplished at future stages of project design.
- \* No final subdivision may shall be recorded pursuant to this section until such time as a final site plan has been submitted to and approved by the Planning Director. The final site plan shall show all lots, building footprints, setbacks, yard spaces, floor plans and elevations, to determine that the final site plan conforms to this Section and that the plan is approved in conjunction with the tentative subdivision map for the property. The Planning Director may, at his/her option, allow typical plottings to be used instead of plotting each dwelling unit on each individual lot. When typical plottings are used, setback specifications for each product type must be provided in addition to the proposed mix of product types.
- \* Detailed park plans shall submitted to and approved by the Planning Department and CSA #143 or other specified entity prior to the issuance of the 1,500th building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22. Further, prior to the 1,750th building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22, the park site shall be constructed and fully operational.

- \* Please refer to Section III., A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
  
- \* Please see Section III., A.A. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
  
- \* Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



MEDIUM-HIGH RESIDENTIAL  
 16 AC  
 100 DU  
 6.3 DU/AC TARGET DENSITY  
 5-8 DU/AC DENSITY RANGE

# Planning Area 14B WINCHESTER PROPERTY



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Figure 150