

23. Planning Area 23

a. Descriptive Summary

Planning Area 23, as illustrated in Figure V-23, consists of about 21.7 acres to be devoted to Medium High Density Residential at four units per acre (4 DU/ac). Up to 118 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) Access to Planning Area 23 will be provided from Winchester Road and Scott Road.
- (2) Pedestrian / bicycle access to Planning Area 23 will be provided from the Winchester Greenbelt, the Golf Village paseo, and the Scott Road enhanced parkway / paseo.
- (3) Winchester Road / Scott Road Streetscape as illustrated in Figure VI-6.
- (4) Secondary Project Entry Treatment as illustrated in Figure VI-13.
- (4) Community Theme Walls as illustrated in Figure VI-14.
- (5) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

Planning Area 23 Medium High Density Residential Figure V-23

