

30. Planning Area 30

a. Descriptive Summary

Planning Area 30, as illustrated in Figure V-30, consists of about 30.2 acres to be devoted to Low Density Residential at two units per acre (2 DU/ac). Up to 55 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 30 will be provided from Washington Street.
- (2) Pedestrian / bicycle access to Planning Area 30 will be provided from the Winchester Road / Washington Street enhanced parkways / paseos.
- (3) Winchester Road Streetscape as illustrated in Figure IV-6.
- (4) Washington Road Streetscape as illustrated in Figure VI-11.
- (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 30

Low Density Residential

Figure V-30

