

**25. Planning Area 19: Medium High Density Residential (5,000 s.f.)**

**a. Descriptive Summary**

Planning Area 19, as depicted in Figure III-22, provides for development of 34.5 acres devoted to Medium High density residential uses. A maximum of 143 dwelling units are planned at a target density of 4.1 du/ac. Lot sizes will be a minimum of 5,000 square feet (density range 5-8 du/ac).

**b. Land Use and Development Standards**

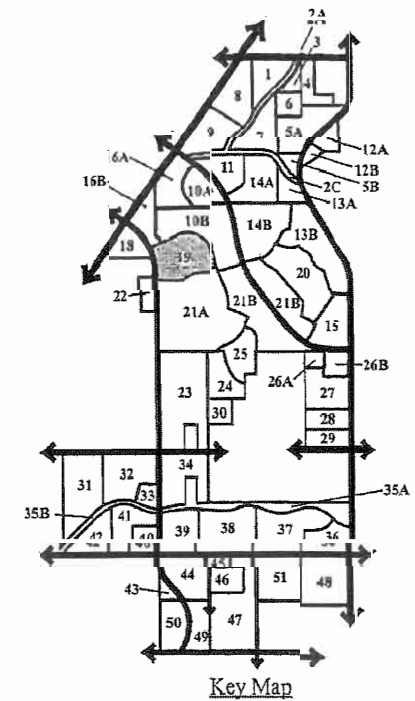
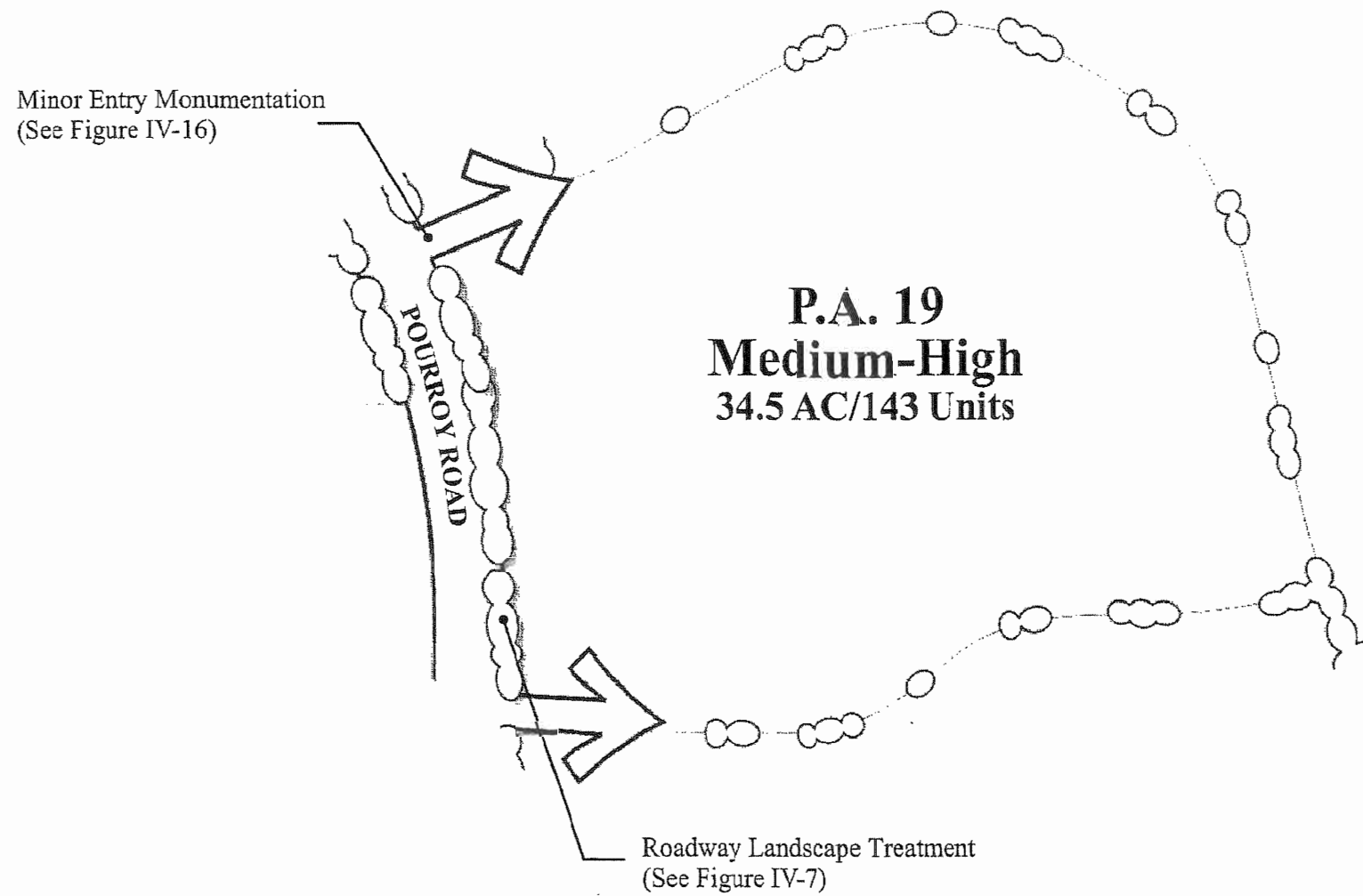
Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Primary access to Planning Area 19 shall be provided from Street Pourroy Road and an interior road (Wisteria Loop).
- 2) Minor community entries, as shown of Figure IV-16, are planned at the intersection of Pourroy Road and Wisteria Loop.
- 3) Roadway landscape treatments, as shown on Figure IV-7 is planned along Pourroy Road.
- 4) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 5) Please refer to Section III.A for the following Development Plans and standards that apply site-wide:

- |                                |   |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan        |
| III.A.2 Circulation Plan       | III.A.6 Grading Plan                          |
| III.A.3 Drainage Plan          | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans  | III.A.8 Landscaping Plan                      |

# Planning Area 19



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800  
SP 286 AMENDMENT 5 / EIR 374  
**PLANNING AREA 19**