

**36. Planning Area 29: Very Low Density Residential**

**a. Descriptive Summary**

Planning Area 29, as depicted in Figure III-27, provides for development of 13.4 acres devoted to Very Low density residential uses. A maximum of 5 dwelling units are planned at a target density of 0.4 du/ac. Minimum lot size is 2.5 acres (density range 0.2 -0.4 du/ac).

**b. Land Use and Development Standards**

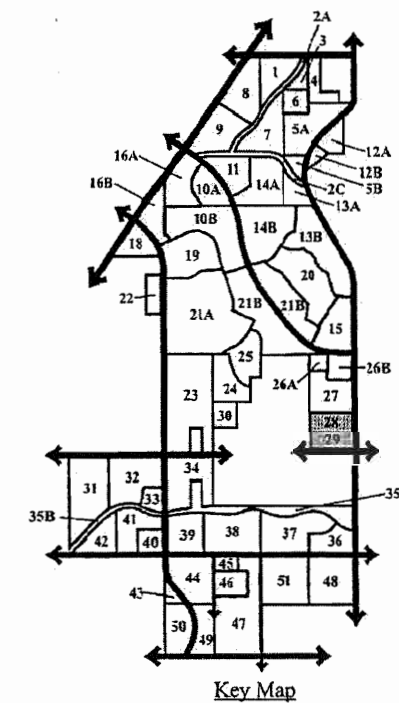
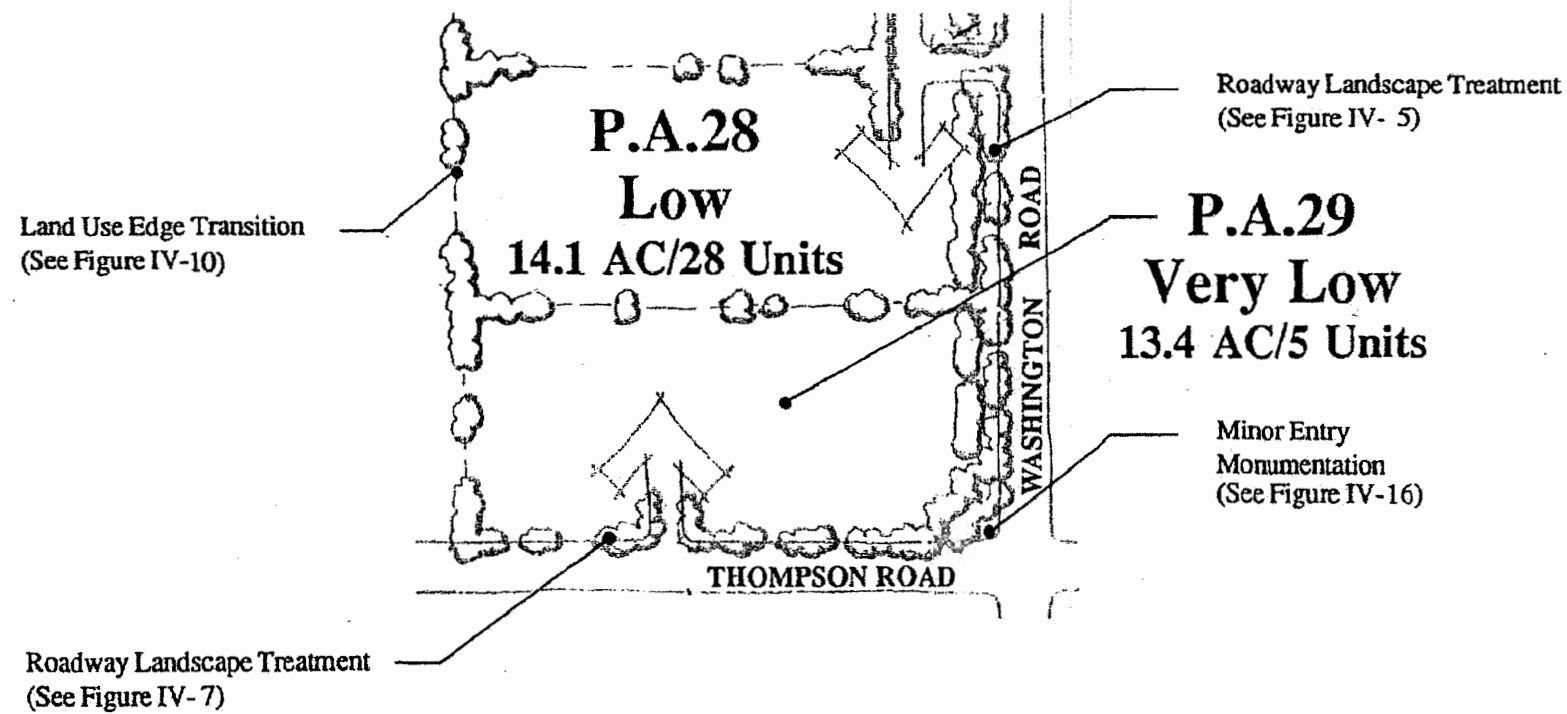
Please refer to Ordinance No. 348.4500. (See Specific Plan Zone Ordinance Tab.)

**c. Planning Standards**

- 1) Primary access to Planning Area 29 shall be provided from Thompson Road.
- 2) A minor community entry, as shown on Figure IV-16, is planned at the intersection of Thompson Road and Washington Road.
- 3) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed on-site residential uses in Planning Area 29 and adjacent off-site land uses to the west.
- 4) Roadway landscape treatments, as shown on Figures IV-7 and IV-5, are planned along Thompson Road and Washington Road, respectively.
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 6) 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 Areas 28 & 29



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800  
SP 286 AMENDMENT 5 / EIR 374  
**PLANNING AREAS 28 & 29**