

7. Planning Area 4: Medium Density Residential (7,200 s.f.)

a. Descriptive Summary

Planning Area 4, as depicted in Figure III-14, provides for development of 13.9 acres devoted to Medium density residential uses. A minimum of 51 dwelling units are planned at a target density of 3.7 du/ac. Minimum lot size is 7,200 square feet (density range 2-5 du/ac).

b. Land Use and Development Standards

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

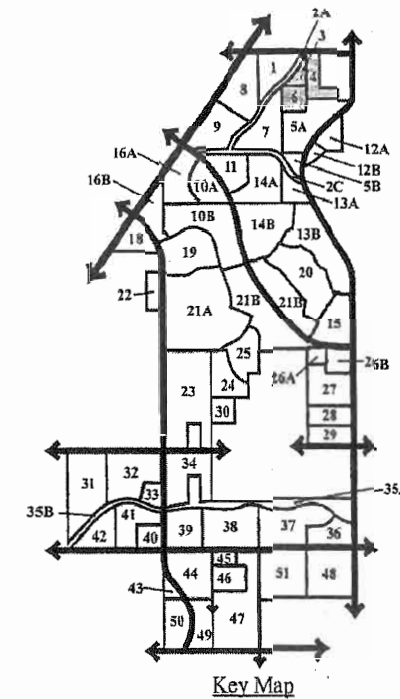
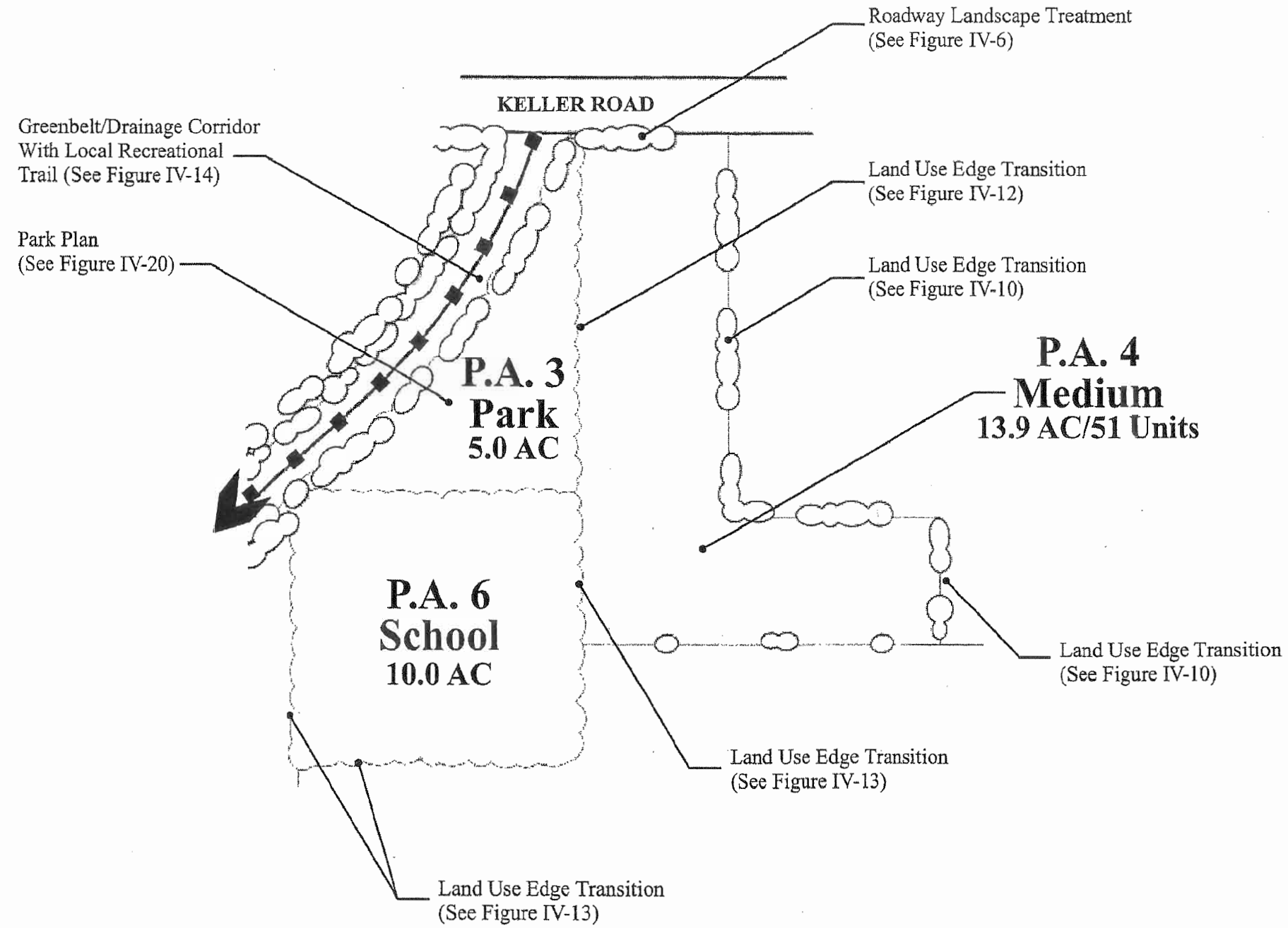
c. Planning Standards

- 1) Primary access to Planning Area 4 shall be provided by local streets via Keller and Washington Roads.
- 2) A land use edge transition, as illustrated on Figure IV-13, shall serve as a buffer zone between the proposed residential uses in Planning Area 4 and adjacent school uses in Planning Area 6.
- 3) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between the proposed residential uses in Planning Area 4 and adjacent park uses in Planning Area 3.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 4 and adjacent off-site land uses to the east.
- 5) Lots in Planning Areas 4 sited adjacent to off-site very low density residential uses to the east shall have a fifty foot (50') minimum rear yard setback and a one hundred foot (100') minimum lot width as shown in Figure IV-10.
- 6) A roadway landscape treatment, as shown on Figures IV -6, is planned along Keller Road.
- 7) Please refer to Section IV. for specific Design Guidelines and other related design criteria.

8) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

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| 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 3, 4, & 6



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374
PLANNING AREAS 3, 4 & 6