

**59. Planning Area 51: Medium Density Residential (7,200 s.f.)**

**a. Descriptive Summary**

Planning Area 51, as depicted in Figure III-37, provides for development of 40.0 acres devoted to Medium density residential uses. A maximum of 123 dwelling units are planned at a target density of 3.0 du/ac. Lot sizes will be a minimum of 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.)

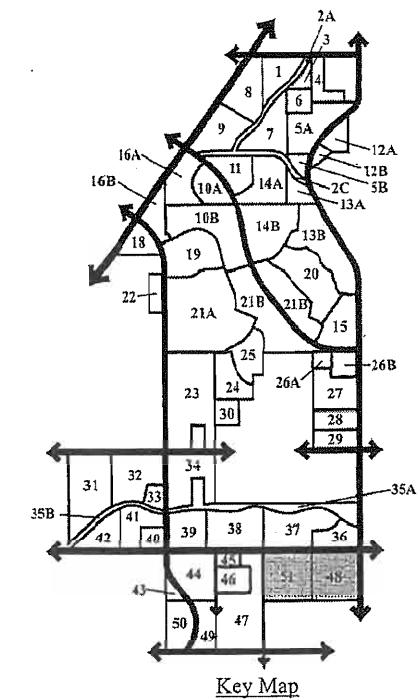
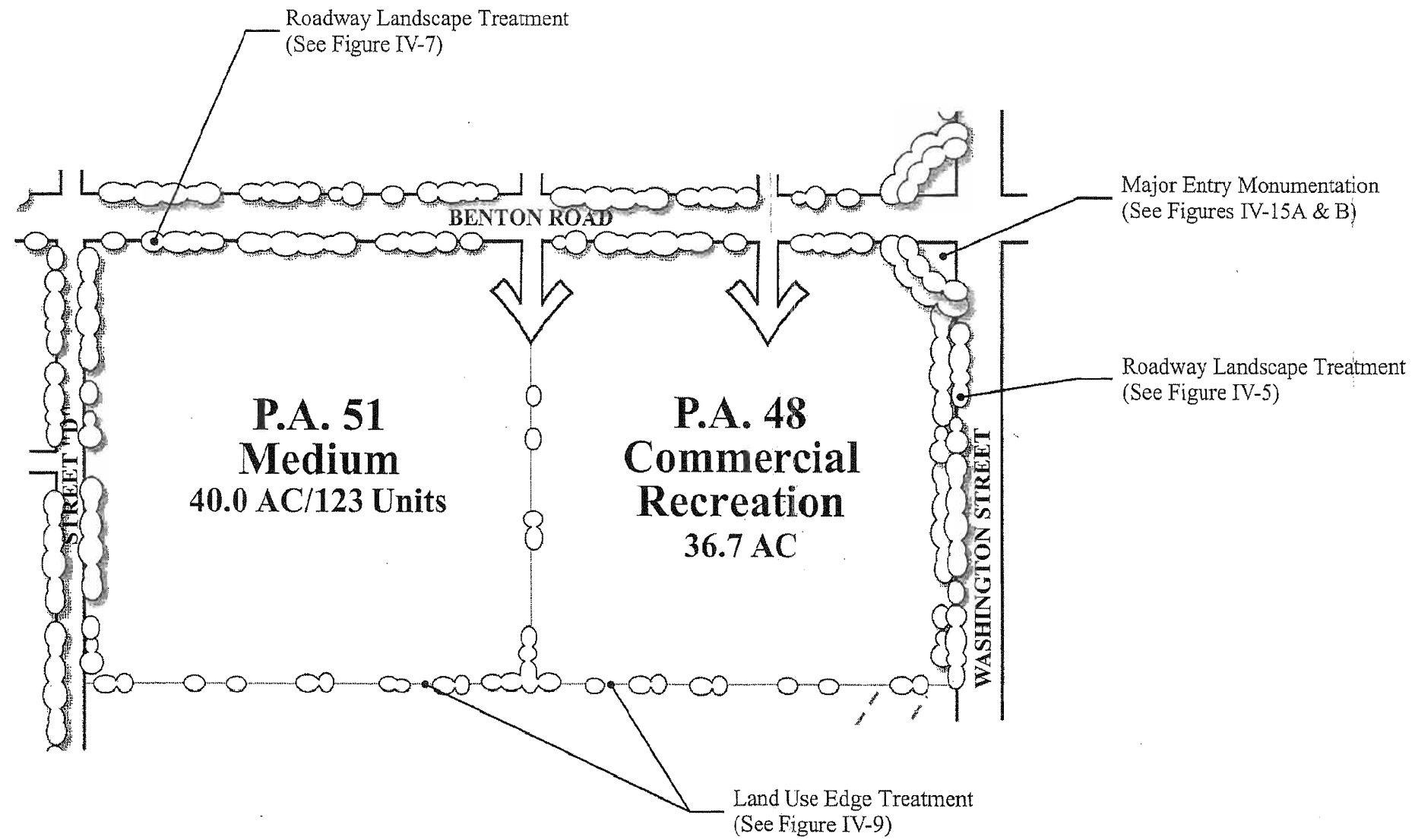
**c. Planning Standards**

- 1) Primary access to Planning Area 51 shall be provided from Benton Road.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Benton Road and the entrance into Planning Area 51.
- 3) A roadway landscape treatment, as shown on Figure IV-7, is planned along Benton Road.
- 4) A roadway landscape treatment, as shown on Figure IV-8, is planned along Street "D".
- 5) A land use edge transition, as shown on Figure IV-9, shall serve as a landscaped buffer between the proposed residential uses in Planning Area 51 and adjacent off-site land uses to the south.
- 6) Please refer to Section IV. for specific Design Guidelines and other related design criteria. Signage criteria for the commercial recreation area are contained in the Specific Plan Zone Ordinance for this Specific Plan.
- 7) 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                      |

III. Specific Plan

# Planning Areas 48 & 51



SOURCE: T&B Planning Consultants



Not to Scale

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WINCHESTER 1800  
SP 286 AMENDMENT 5 / EIR 374

**PLANNING AREAS 48 & 51**