

1. Planning Area 1: Medium Density Residential

a. Descriptive Summary

Planning Area 1, as shown in Figure IV-19, provides for the development of medium density residential units with a range of 2.0 - 5.0 du/ac, on a total of 21.7 acres, and a target range of 5.0 du/ac providing for a maximum of 109 units with a minimum lot size of 5,000 s.f.

A typical site plan for medium density residential development is depicted in Figure IV-49.

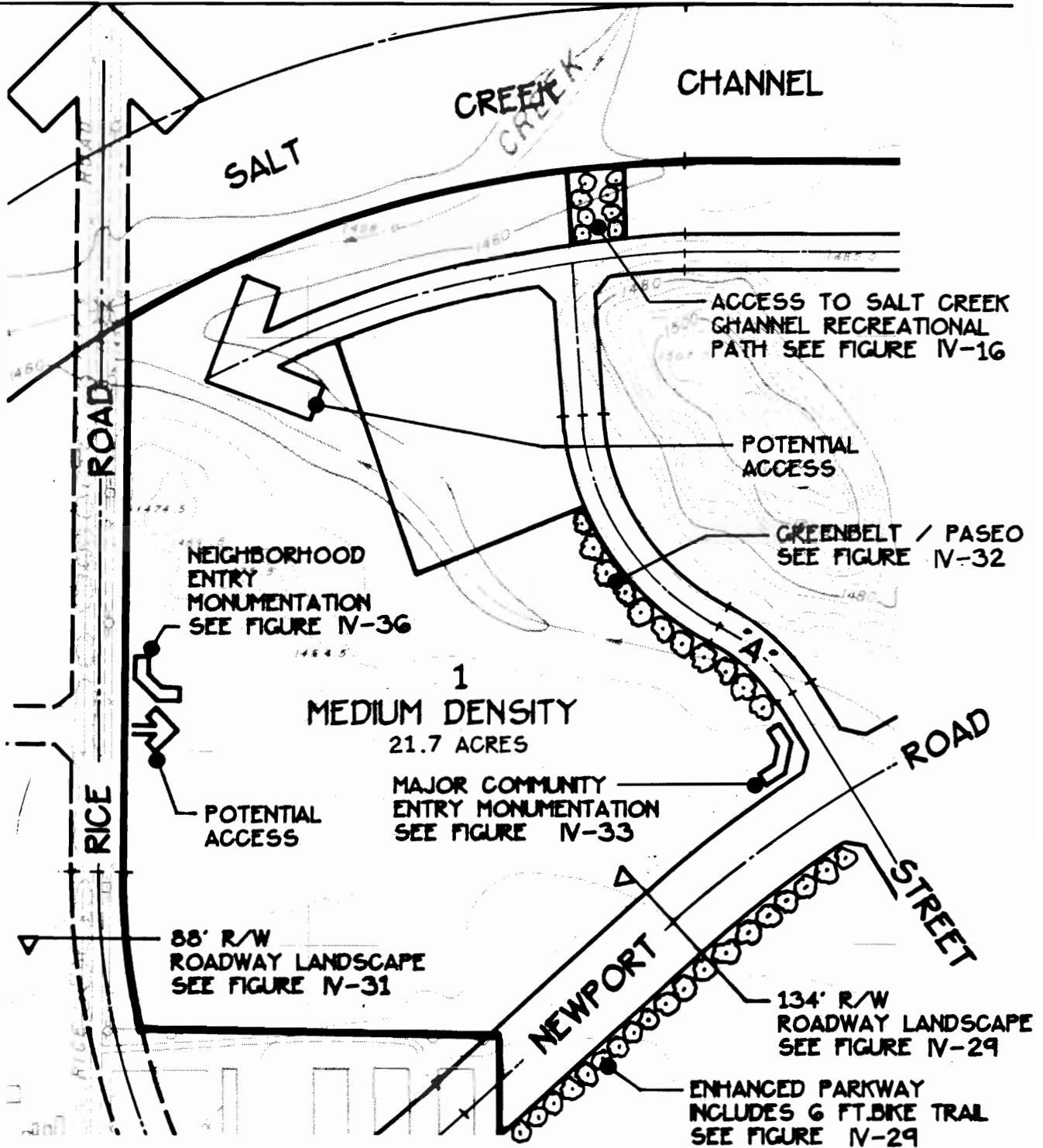
b. Land Use and Development Standards

The uses permitted in Planning Area 1 shall be residential, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan document.

c. Planning Standards

1. Primary access to Planning Area 1 shall be provided from Rice Road, and from an internal street which feeds into "A" Street. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, and no access shall be taken from Newport Road where such access is less than one quarter mile from any other access or intersection, per County of Riverside Transportation Department standards.
2. Major Community entry monumentation shall be located at the intersection of Newport Road and "A" Street, as depicted in Figure IV-33.
3. Minor community entry monumentation shall be located at the access point to Planning Area 1 from Rice Road and "A" Street, as depicted in Figure IV-36.
4. Roadway landscape treatments shall be located along "A" Street, as depicted in Figure IV-32, along Rice Road, as depicted in Figure IV-31; and along Newport Road, as depicted in Figure IV-29.
5. A greenbelt/paseo system, as depicted in Figure IV-41, shall be integrated in the development to connect the enhanced parkway located on Newport Road at the southerly border of Planning Area 1, to the park in Planning Area 2, and continuing further north shall connect the park to Salt Creek Channel. Development of the greenbelt/paseo shall occur at or before the milestone and according to the timeframe as indicated in Table IV-4 "Public Facilities Phasing" of Section IV.5.b.2 of this Specific Plan.

PLANNING AREA 1



THE CROSSROADS IN WINCHESTER SPECIFIC PLAN

6. Pedestrian access openings from internal streets and cul-de-sacs onto the Salt Creek Channel recreational trail bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the Specific Plan, when compliance with applicable building & safety, fire, transportation and other codes is attainable for such access openings.
7. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
8. A residential to Salt Creek land use edge, as illustrated in Figure IV-42, and a residential to park land use edge, as illustrated in Figure IV-40, shall be developed to establish a transition between single family units in this Planning Area and recreational uses in Salt Creek and park use in Planning Area 2, respectively.
9. A community wall edge treatment shall be located along the borders of the Planning Area, as shown in Figure IV-39, serving as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence as depicted in Figure IV-38 is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall.
10. All standards and limitations which apply site-wide from Section IV.A "Development Plans & Standards" are applicable to Planning Area 1 as well:
 - IV.A.1. Land Use Plan
 - IV.A.2. Circulation Plan
 - IV.A.3. Drainage Plan
 - IV.A.4. Water & Sewer Plans
 - IV.A.5. Project Phasing & Public Facility Sites
 - IV.A.6. Grading Plan
 - IV.A.7. Open Space & Recreation Plan
 - IV.A.8. Landscaping Plan
 - IV.A.9. Comprehensive Maintenance Plan
 - IV.A.10 Schools Plan
 - IV.A.11 Development Monitoring Program