

b. Land Use and Development Standards

The uses permitted in Planning Area 18 shall be for school, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

c. Planning Standards

1. Primary access to Planning Area 18 shall be provided from "B" Loop Street. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Roadway landscape treatments shall be located along "B" Loop Street, as depicted in Figure IV-99.
3. A residential land use to school use edge, as illustrated in Figure IV-114, shall be developed to establish a transition between the school in this Planning Area and residential in Planning Area 17.
4. Should the school district not utilize the site for school facilities, the site may revert to residential use with a target density of 5.0 du/ac, within a range of 5.0 - 8.0 du/ac, and a maximum of 50 dwelling units, including development standards for medium high density as outlined in this Specific Plan. Any increase in the overall number of units in the Specific Plan shall require an amendment to the Specific Plan.

3. Planning Area 19: Neighborhood Park

a. Descriptive Summary

Planning Area 19, depicted in previous Figure IV-41, is proposed as a park site. This designation is intended to provide an area which is landscaped and may include such amenities as picnic facilities, ball field, walkways, and sufficient parking. The size of Planning Area 19 is 5.0 acres.

b. Land Use and Development Standards

The uses permitted in Planning Area 19 shall be public open space, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

c. Planning Standards

1. Primary access to Planning Area 19 shall be provided from "B" Loop Street. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Roadway landscape treatments shall be located along "B" Loop Street, as depicted in Figure IV-99.
3. A residential land use to park use edge, as illustrated in Figure IV-115, shall be developed to establish a transition between the park in this Planning Area and residential in Planning Area 20.
4. Access to the Salt Creek Channel recreational trail shall be provided at the interface between the Channel and this park.
5. Development of this park shall occur at or before the milestone and according to the timeframe as indicated in Table IV-8 "Public Facilities Phasing" of Section IV.5.b.2 of this Specific Plan.

4. Planning Area 20: Medium Density Residential N.A.P.

(Figure IV-44 no longer exists.)

5. Planning Area 21: High Density Residential

a. Descriptive Summary

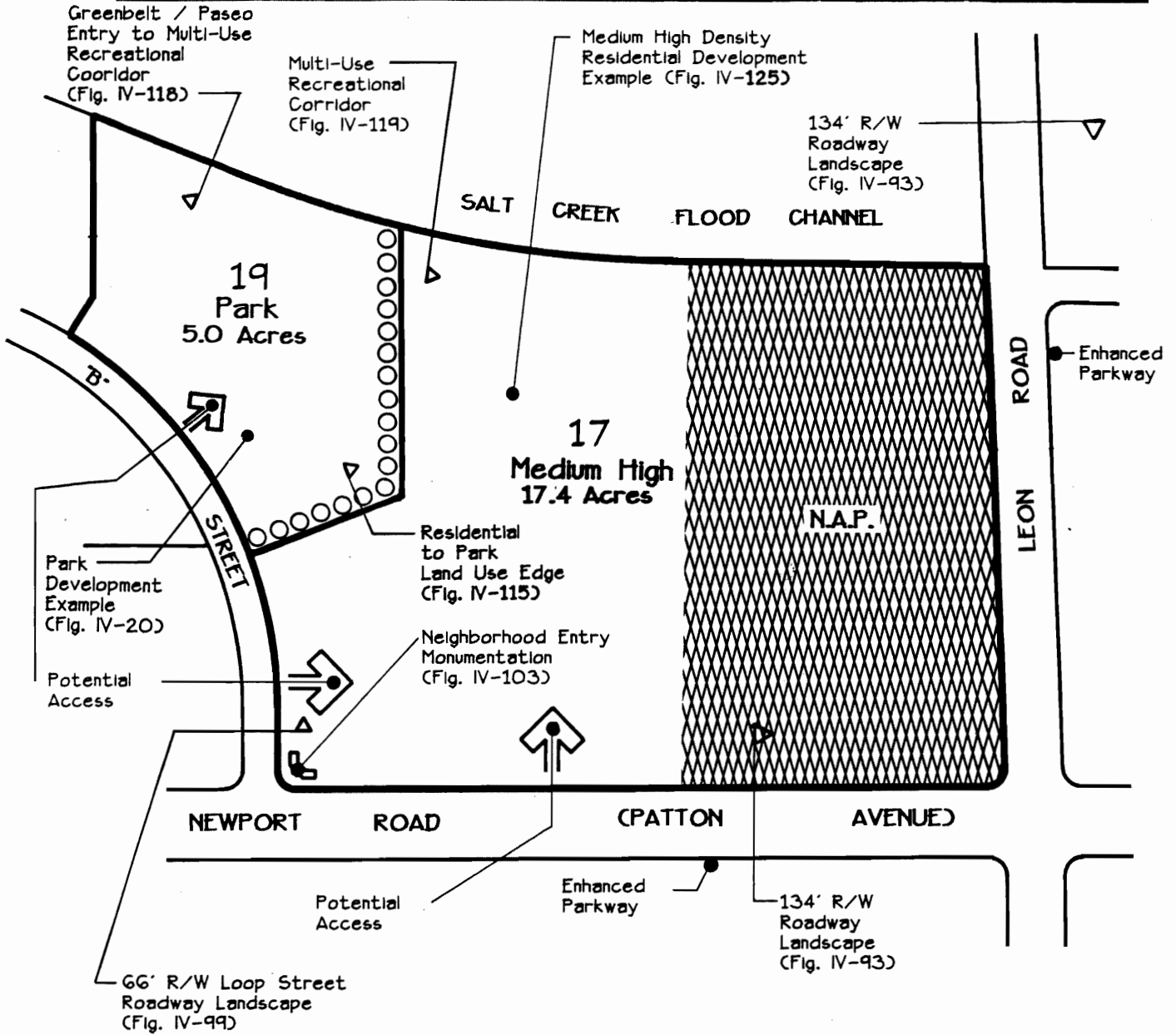
Planning Area 21, depicted in Figure IV-45, provides for the development of high density residential uses on 16.0 acres. A maximum of 192 dwelling units are planned at a target density of 12 du/ac, within a range of 8.0 - 14.0 du/ac. Units will provide dedicated open space or some form of common recreational facilities within the Planning Area for use by the residents of Planning Area 21, and may provide for such public uses as library, day care center and place of worship.

A typical site plan for High density is depicted in the Design Guidelines, Figure IV-127.

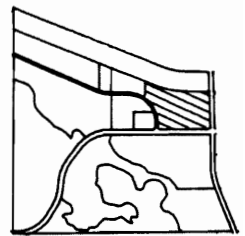
b. Land Use and Development Standards

The uses permitted in Planning Area 21 shall be residential, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

PLANNING AREA 17, 19



WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 17,19
PHASE II
FIGURE IV-41