

2. Planning Area 2: Mixed-Use Retail/Commercial

a. Descriptive Summary

Planning Area 2 provides for development of an urban mixed-use town center on a total of 57.4 acres, with an emphasis on retail, commercial and office uses, as shown in Figure IV-54.

Retail use may be vertically integrated into the same structure as office, with common open space areas and paseos strategically planned between developed areas. This European, urban-type design is anticipated to provide a highly efficient and usable town center atmosphere, encouraging use of alternate modes of transportation such as bicycling, walking, bus and light rail.

b. Land Use and Development Standards

The uses permitted in Planning Area 2 shall be retail, commercial, and public service uses or 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 2 shall be provided from McCall/Grand Boulevard and Briggs Road. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. A community entry monumentation shall be located at the intersection of Briggs Road and McCall/Grand Boulevard, as depicted in Figure IV-100.
3. A neighborhood entry monumentation shall be located at the access points to Planning Area 2 from McCall/Grand Boulevard, as depicted in Figure IV-103.
4. Roadway landscape treatments shall be located along the east side of Briggs Road, as depicted in Figure IV-90; and along McCall/Grand Boulevard, as depicted in Figure IV-88.
5. A greenbelt/paseo system shall connect development within the mixed-use area of Planning Area 2 to promote pedestrian traffic, and is depicted in Figure IV-117. Development of the greenbelt/paseo 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.

6. Development shall take note of the easement required by EMWD for an underground sewer trunkline located just south of the existing railroad tracks. All restrictions placed by EMWD for such easement shall be enforced, and it shall be the responsibility of the development interest to abide by same.
7. The development standards for lot size and dimensions, and the calculations for establishing them shall be the same as those provided for within the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.
8. Integration of mixed uses is encouraged. Retail, office and other commercial use may all occur in the same building when applicable building and safety, fire, and other codes are met.

3. Planning Area 3: Medium Manufacturing

a. Descriptive Summary

Planning Area 3, as depicted in Figure IV-55, consists of 18.7 acres to be devoted to medium manufacturing or industrial uses. This designation is intended to provide an area for the development of an industrial and employment base convenient to major road and railway access. Uses include manufacturing, fabrication, assembly, warehousing and outdoor storage.

A typical site plan for Medium Manufacturing is depicted in the Design Guidelines, Figure IV-124.

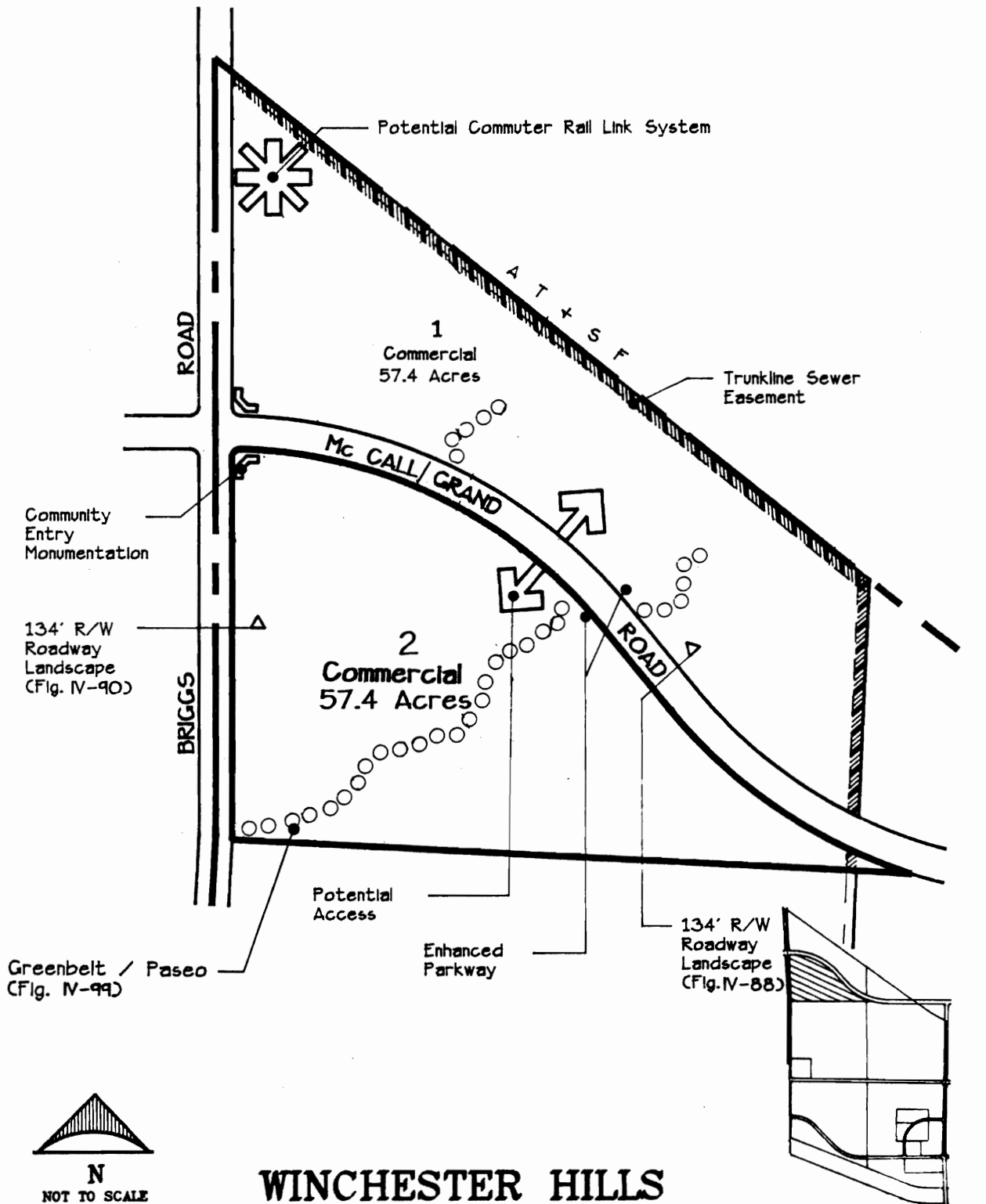
b. Land Use and Development Standards

The uses permitted in Planning Area 3 shall be manufacturing, 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 3 shall be provided from McCall/Grand Boulevard. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Business Park entry monumentation is permissible at the access points to Planning Area 3 from McCall/Grand Boulevard, as depicted in Figure IV-104.

PLANNING AREA 2



WINCHESTER HILLS SPECIFIC PLAN

LOCATION MAP

Planning Area 2
PHASE III
FIGURE IV-54