

6. Planning Area 6: Commercial

a. Descriptive Summary

Planning Area 6, as depicted in Figure IV-58, is designated for commercial use on approximately 10.0 acres. This designation is intended to provide an area for the development of retail service uses to benefit the business/industrial park. Typical retail uses include restaurant, banks, service stations, drug stores and general retail.

A typical site plan and for Commercial is depicted in the Design Guidelines, Figure IV-123.

b. Land Use and Development Standards

The uses permitted in Planning Area 6 shall be commercial, 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 6 shall be provided from Briggs Road and Simpson Road. Limited access will occur within minimum distances from the major intersections adjacent to the planning Area, as required by Transportation Department.
2. Retail entry monumentation is permissible at the access points to Planning Area 6 from Briggs Road or Simpson Road.
3. Roadway landscape treatments shall be located along the east side of Briggs Road, as depicted in Figure IV-88; and along Simpson Road, as depicted in Figure IV-91.
4. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.

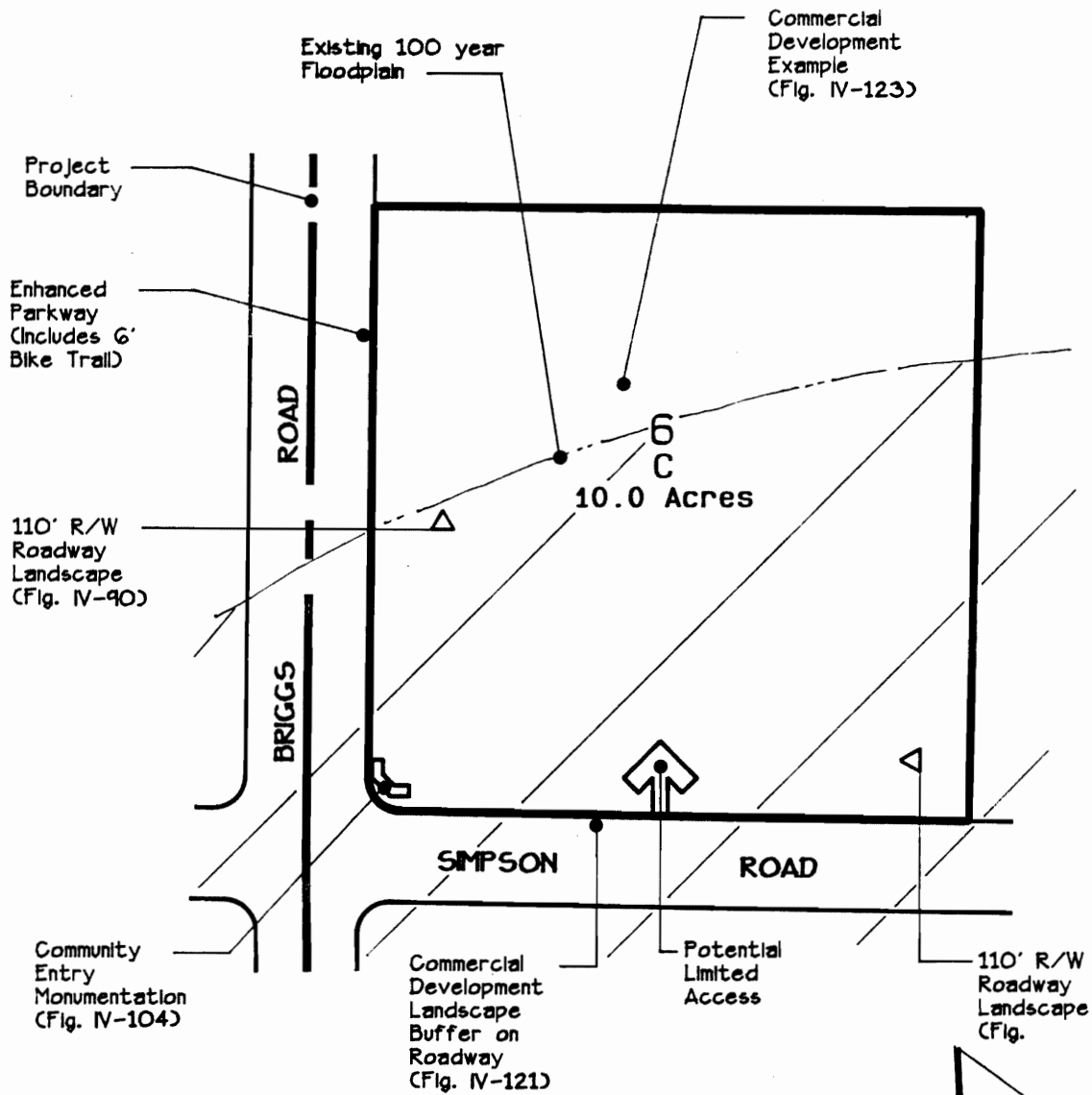
7. Planning Area 7: Medium Density Residential

a. Descriptive Summary

Planning Area 7, depicted in Figure IV-59, provides for the development of medium density residential uses on 88.8 acres. A maximum of 400 dwelling units are planned at a target density of 4.5 du/ac, within a range of 2.0 - 5.0 du/ac. Public uses as library, day care center and place of worship are allowed.

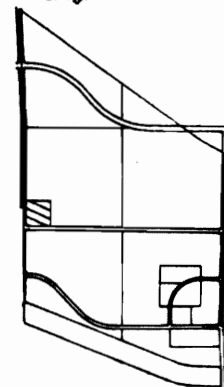
A typical site plan for Medium Density is depicted in Figure IV-125.

PLANNING AREA 6



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NOT TO SCALE

WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 6
PHASE III
FIGURE IV-58