

### **3. Planning Area 3**

**a. Descriptive Summary**

Planning Area 3, as illustrated in Figure V-3, consists of about 70.8 acres to be devoted to Commercial Recreation uses.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348 \_\_\_\_\_ (See SP Ordinance Tab).

**c. Planning Standards**

- (1) Primary access to Planning Area 3 shall be provided from the Village Loop Road / Primary Entry. Secondary access will be provided from Highway 79, one-quarter mile north of the Primary Project Entry.
- (2) Winchester Streetscape as illustrated in Figure IV-6.
- (4) Primary Project Entry Treatment as illustrated in Figure VI-13.
- (5) Refer to Design Standards / Guidelines VI for further land use standards, architectural and landscape guidelines.

# Planning Area 3 Commercial Recreation Figure V-3

