

## 15. **PLANNING AREA 15 — Commercial**

### a. **Descriptive Summary**

Planning Area 15 consists of three separate parcels fronting on Washington Street and Varner Road at the south end of the Specific Plan Area. This area will include facilities to serve off-site users as well as provide needed support services to the residents of Sun City Palm Springs. Facilities may accommodate, but not limited to the following: automotive service stations, restaurants, neighborhood retail including a grocery and drugstore, banking facilities, real estate offices, some professional and medical office space (probably including an urgent care facility and/or out-patient facility), personal care, various service facilities and religion/worship facilities.

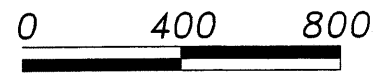
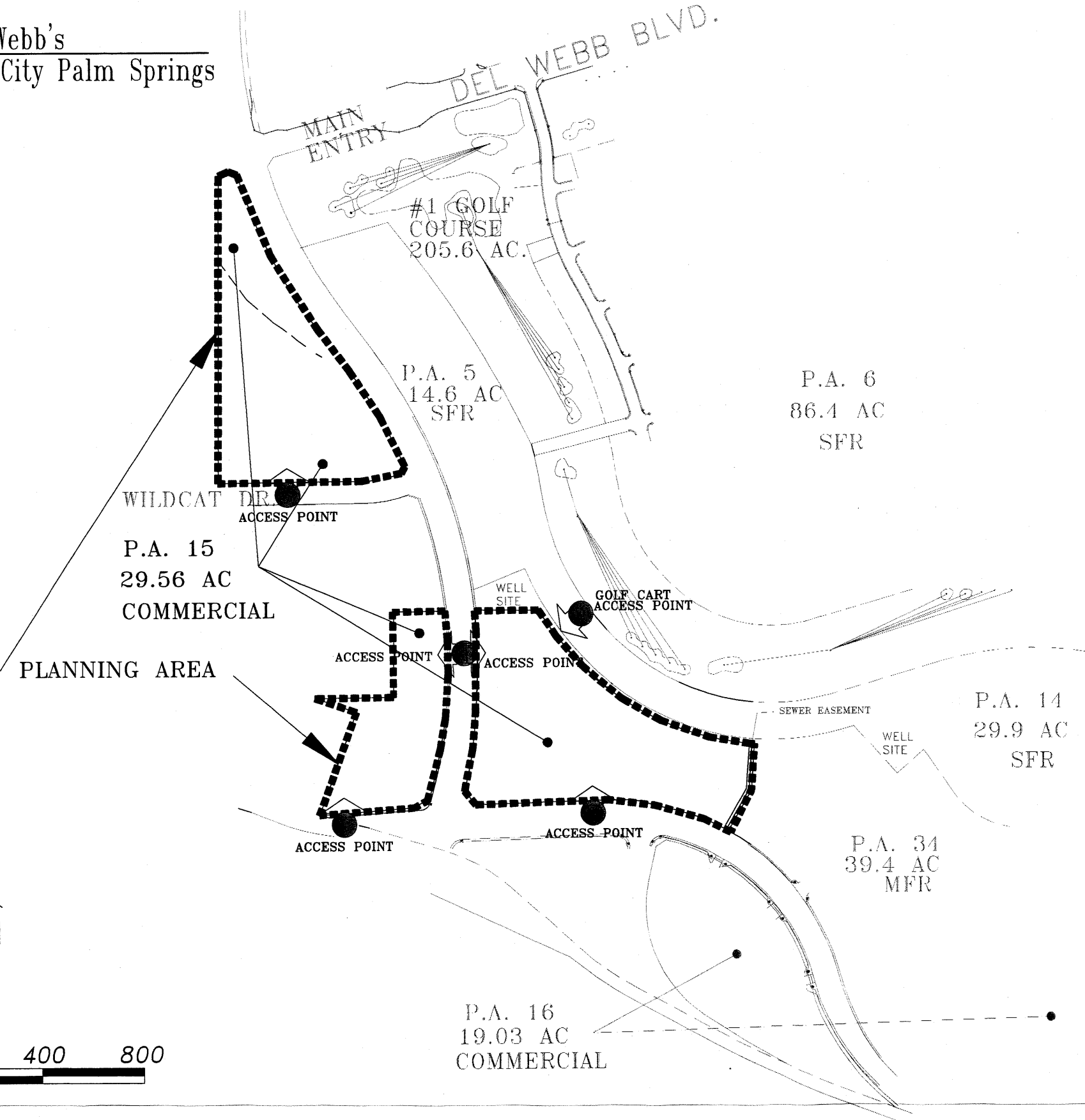
### b. **Land Use and Development Standards**

Land Use:	Scenic Highway Commercial (See Zoning, Section III)
Acreage:	29.56AC
Density:	N.A.
Number of Units:	0

### c. **Design Guidelines**

1. Access to Planning Area 15 will be directly from Washington Street, Wildcat Drive and Varner Road.
2. There will be landscaping and building setback along Washington Street and Varner Road adjacent to Planning Area 15. See Figure IV-17 (Landscape Concepts).
3. Appropriate buffer treatment will be provided along boundaries where residential uses abut commercial uses which may include additional setbacks, landscaping and wall treatment as approved.
4. Class I Bike paths will be provided in connection with improvements to Washington Street and Varner Road as approved by the Transportation Department.
5. A suitable number of access points shall be provided so that the Sun City Palm Springs residents will have direct access into the commercial areas via pedestrian ways and golf cart access.
6. A perimeter wall will be required where commercial uses abut residential land uses or designations.

**Del Webb's**  
Sun City Palm Springs



PLANNING AREA  
15  
PHASE I  
COMMERCIAL  
29.56 AC.

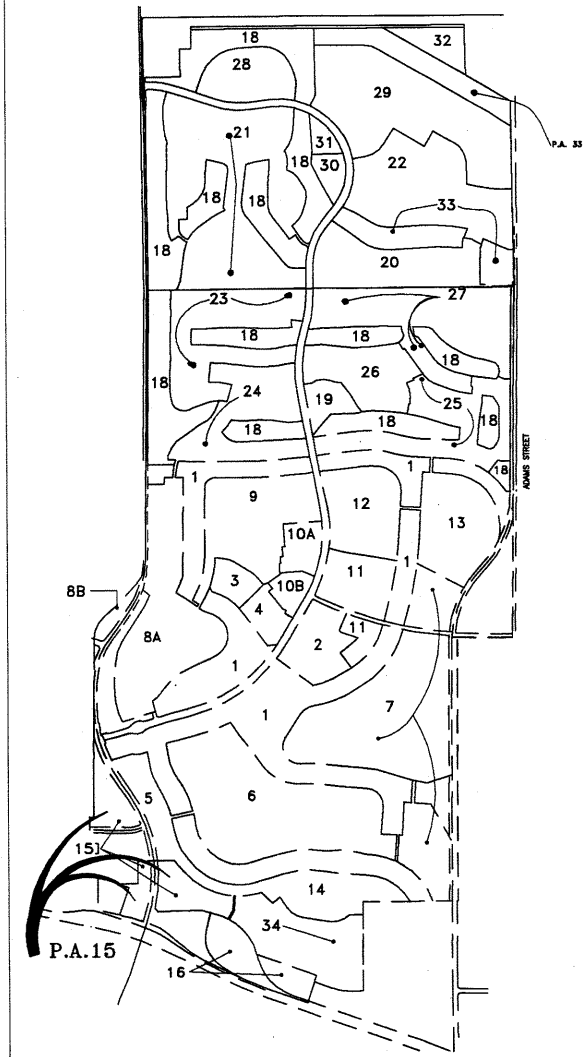


FIGURE IV-44