

SECTION V

SPECIFIC PLAN

B. PLANNING AREA LAND USE, DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The planning standards and design guidelines for Spring Mountain Ranch have been created in order to guarantee the development of a high quality residential project in this unique physical setting. In addition, the following provisions establish land use restrictions for each planning area in order to protect future residents' quality of life. The following planning areas have been created on the basis of logical topographic, homogeneous neighborhoods, separated by large open space corridors.

The planning area graphics have been derived from the various Tentative Tract Maps that have been prepared concurrently with this Specific Plan. This process will enable a greater degree of accuracy relative to the final development plan because of the detailed design encountered for the tract map design process. Development should conform closely to the conceptual layout depicted in the various planning areas, although it is anticipated that some minor changes may occur through the final subdivision approval process.

A Specific Plan Zoning Ordinance is contained in Section IV of this Specific Plan. The provisions contained in the zoning ordinance establish use restrictions for each planning area, and should be used in conjunction with the planning standards contained in the following sections.

1. Planning Area 1 (Tentative Tract No. 29597)

a. Descriptive Summary

Planning Area 1, as illustrated in Figure V-10, consists of approximately 122.11 acres, located in the northwest portion of the project site. Planning Area 1 will include a maximum of 362 single family residences, a 13.90 acre school site, and approximately 11.80 acres of open space. Access to Planning Area 1 will be via the main entrance feature at Pigeon Pass Road, as well as secondary access from Spring Street and Center Street to the west.

b. Land Use and Development Standards

- (1) For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., please refer to the Specific Plan

SECTION V

SPECIFIC PLAN

Zoning Ordinance contained in Section IV. Nevertheless, the minimum residential lot size shall be 7,200 square feet.

c. Design Standards/Guidelines

- (1) Pigeon Pass Road will provide primary road access into Planning Area 1, and will be developed pursuant to guidelines contained in Section V.2, and as depicted on Figure V-3A, *Typical Road Sections*. For landscape details of Pigeon Pass Road, please refer to Section V.C.2.c and Figures V-22A and V-22B, *Secondary Highway Plan View* and *Secondary Highway Section*, respectively.
- (2) Primary access to Planning Area 1 will be from Pigeon Pass Road, through an enhanced primary entry as illustrated in Figure V-20A, *Enhanced Primary Project Entry*.
- (3) Secondary access to Planning Area 1 will be from extensions of Spring Street and Center Street to the west, through a *Secondary Project Entry*, as depicted in Figure V-21.
- (4) Internal streets shall be developed as illustrated on Figure V-2, *Master Circulation Plan*, and Figure V-3A, *Typical Road Sections*.
- (5) For streetscape details within the planning area, please refer to Section V.C.2.c, and Figures V-22A through V-22F.
- (6) Planning Area 1 will contain a large open space corridor along the northerly and southerly portion of the planning area. For development guidelines within this open space corridor, please refer to Section V.C.2.d and Figure V-23, *Typical Landscape Corridor*.
- (7) A multi-purpose community trail and a modified community trail, as depicted in Figure V-3B, *Typical Trail Sections*, is planned to be located within the open space corridors on the north and south surrounding the planning area.
- (8) Two pocket parks are proposed within the northerly and southerly portion of the open space corridor. For

SECTION V SPECIFIC PLAN

development guidelines regarding the pocket parks, refer to Section V.C.2.e and Figures V-24A through V-24D, *Typical Pocket Park*.

- (9) Both Spring Street and Center Street are proposed to extend through Planning Area 1 as collector streets. For roadway details and landscape treatments, please refer to Figure V-3A, *Typical Road Sections*, as well as Figures V-22C and V-22D, *Collector Street Plan View* and *Collector Street Section*, respectively.
- (10) A school site is proposed within Planning Area 1, subject to the approval and acceptance of the Riverside Unified School District. Subsequent development of the school site shall be pursuant to school district regulations. (In the event the District elects to construct the school site elsewhere, the school site area within the planning area will be utilized for single family residential, and the overall density will be increased accordingly. This will occur pursuant to an amendment to Specific Plan No. 323.)
- (11) Please refer to the following sections regarding specific design guidelines for the planning area:
 - Section V.C, Landscape Design Guidelines
 - Section V.D, Architectural Design Guidelines
 - Section V.E, Site Planning Design Guidelines
- (12) Please refer to Section V.A, Project Wide Planning Standards, for those standards that apply project wide.

