

### **3. Planning Area 3: Town Center**

#### **a. Descriptive Summary**

Planning Area 3, as depicted in Figure 37, Planning Area 3, provides for development of 15.0 acres devoted to the Town Center. The proposed 15.0 acre Town Center will be located in the central portion of the project site and will provide a multiple use activity center containing a mix of commercial and recreational uses. Commercial uses will involve a maximum of 220,000 square feet of retail commercial and/or office uses, restaurants, or other related uses, on a total of 15 acres. Community facilities in the Town Center could include churches, a library, a fire station or other public uses, the extent of which will be determined at implementing development approval stage. Adjacent and operating in a complimentary fashion to the Town Center will be a 20 acre high density residential site and a 15 acre community park. Figure 5, Town Center Concept, provides an illustrative plan depicting this Town Center concept that demonstrates how the Town Center relates to adjacent land uses. A biking and pedestrian greenbelt along the Central Open Space Spine will provide a non-vehicular linkage between the Town Center and surrounding residential uses and a destination for recreational users of the proposed on-site Central Open Space Spine.

The proposed Town Center will not only serve residents of Johnson Ranch, but will also attract and serve other residents of the French Valley area. The precise design and layout of the Town Center will be reviewed at the development approval stage by the County of Riverside.

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

Please refer to Specific Plan Zoning Ordinance.

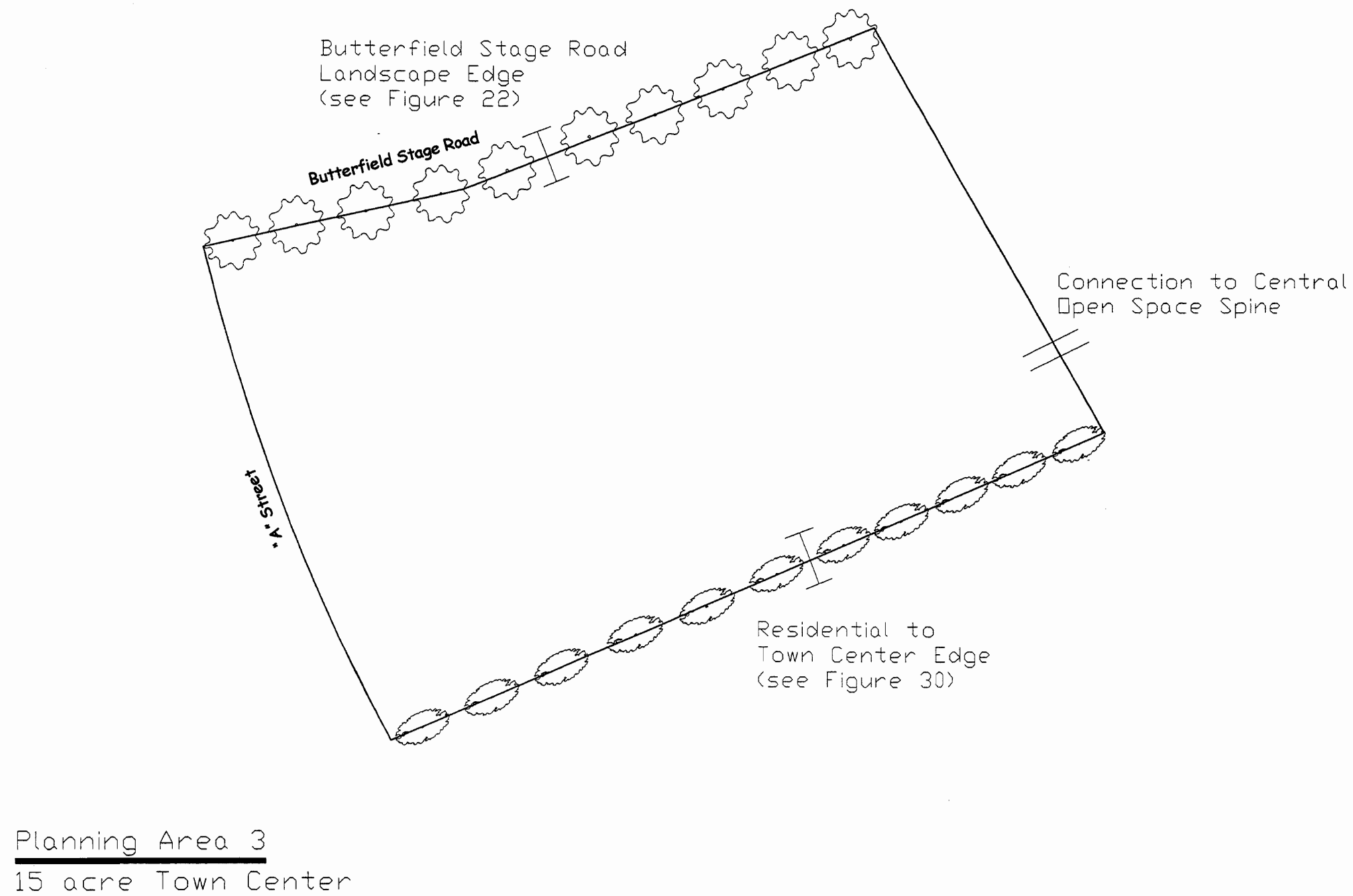
#### **c. Planning Standards**

- 1) Primary access to Planning Area 3 shall be provided from Butterfield Stage Road with secondary access from "A" Street (see Figure 6, Circulation Plan).
- 2) A roadway landscape treatment as shown in Figure 22, Butterfield Stage Road Landscape Edge, is planned along Butterfield Stage Road adjacent to Planning Area 3.
- 3) Connection of the Town Center to the Central Open Space Spine trail system is shown in Figure 37, Planning Area 3.

- 4) The precise design and layout of Planning Area 3 will be reviewed at the implementing development stage. The implementing development application(s) shall include building location and size, architectural designs and elevations, high density residential housing design, street plans, parking plans, pedestrian walkways, lighting plans, landscape plans and irrigation plans.
- 5) Please refer to Section IV. for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan	III.A.5: Open Space and Recreation Plan
III.A.2: Circulation Plan	III.A.6: Grading Plan
III.A.3: Drainage Plan	III.A.7: Project Phasing Plan
III.A.4: Water and Sewer Plans	III.A.8: Landscape Plan
	III.A.9: Comprehensive Maintenance Plan

**FIGURE 37**  
Planning Area 3



**JOHNSON RANCH**