

26. Planning Area 23

a. Descriptive Summary

Planning Area 23 is proposed to be developed with 20 acres of commercial land use. See Figure 15Y, *Planning Area 23*.

b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

- * Access will be provided to the Planning Area from the major roadway (Sky Canyon Drive), which bisects the Planning Area.
- * A major entry statement is proposed for the intersection of Highway 79 (Winchester Road) and Murrieta Hot Springs Road. (See Figure 10A, 28a, and 28b).
- * A commercial entry statement will be provided at the intersection of Murrieta Hot Springs Road and Sky Canyon Drive to the east. (See Figure 2Se and 28f).
- * Waste disposal containers will be limited to designated, confined areas set-aside for solid waste collection in higher density and employment areas.
- * Please refer to Section III., A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.
- * Please see Section III., A. 4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
- * A plot plan will be required for definition, form, and uses of each highway commercial area.
- * A special landscape treatment buffer will be provided along Highway 79 (Winchester Road) along the western boundary of Planning Area 23 to enhance views from the highway and from land uses across the street (See Figure 10F and 29a).
- * Parking areas for the riparian/greenbelt park shall be developed with Planning Area 23 and may be shared parking facilities between the commercial uses and the park as determined by the Planning Director.
- * Development of the riparian/greenbelt park shall be completed concurrently with development of this and other adjacent Planning Areas.
- * This Planning Area and the riparian/greenbelt park are a part of this specific plan of land use and shall be developed in accordance with the development standards contained within the specific plan text.

- * The Edison easement within the Planning Area shall be developed as a common open space hiking trail, according to the standards set forth in the Design Guidelines section of this Specific Plan. The trail segment within the Planning Area shall be constructed and usable prior to occupancy of the first dwelling unit within the Planning Area.
- * Roadway landscape treatments such as those depicted on Figures 29b, 29c and 29e shall be provided along Murrieta Hot Springs Road and Sky Canyon Drive.
- * Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.

MAJOR ENTRY LANDSCAPE / ARCHITECTURAL TREATMENT
 (See Figures 10A, 28a, and 28b)

COMMERCIAL ENTRY LANDSCAPE / ARCHITECTURAL TREATMENT
 (See Figures 28e and 28f)

ROADWAY LANDSCAPE TREATMENT
 (See Figure 29b)

EXISTING 10'-0" SO. CAL. EDISON CO. EASEMENT

HWY. 79 SPECIAL LANDSCAPE TREATMENT BUFFER
 (See Figures 10F and 29a)

**23
C
20 AC.**

23

ROADWAY LANDSCAPE TREATMENT
 (See Figures 29c and 29e)

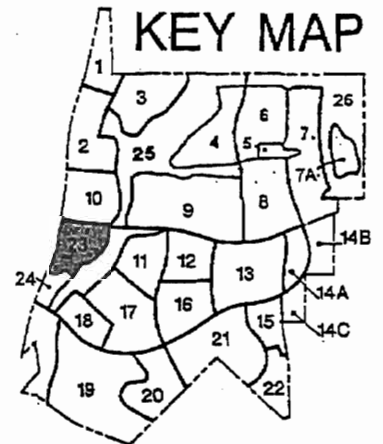
FLOODPLAIN CONFINEMENT AREA

EXISTING 100 YR. FLOODPLAIN

CONCEPTUAL SITE LAYOUT
 (See Figures 17a and 17b)

RIPARIAN GREENBELT SECTION
 (See Figures 10H and 31)

**COMMERCIAL
16.76 AC.**



**Planning Area 23
WINCHESTER PROPERTY**

AEI-CASC Consulting

Figure 15Y