

SECTION 11(a). PLANNING AREA 1: COMMUNITY COMMERCIAL

Descriptive Summary

Planning Area 1, as illustrated in Figure 18, consists of approximately 15 acres, located in the north portion of the project site. Planning Area 1 will include a maximum of 150,000 square feet of commercial with complementary and compatible land uses. Access to the Planning Area is taken from Wood Road.

Land Use and Development Standards

For development standards such as building setbacks, minimum lot size, lot dimensions, building height, permitted uses, etc., refer to the Specific Plan Zoning Ordinance contained in Section 15. A landscaped buffer no less than 10 feet in width will be required along the perimeter of the planning area in conjunction with development within the Planning Area.

Design Standards/Guidelines

Primary Access: Wood Road will provide primary access into the Planning Area, and will be improved as depicted on Figure 9, Typical Road Sections. For landscaping details associated with Wood Road, please refer to Section 13 and Figure 16. The point of access will be placed as far as practicable from the intersection.

Primary Entry Feature: Wood Road will include a major entry feature as illustrated in Figure 16.

Tertiary Access: Two additional access points may be provided from adjacent residential planning areas. Access may be vehicular and / or pedestrian.

Please refer to the following sections regarding specific design guidelines for the planning area:

**BOULDER SPRINGS SPECIFIC PLAN
SPECIFIC PLAN NO. 229 AMENDMENT No. 1**

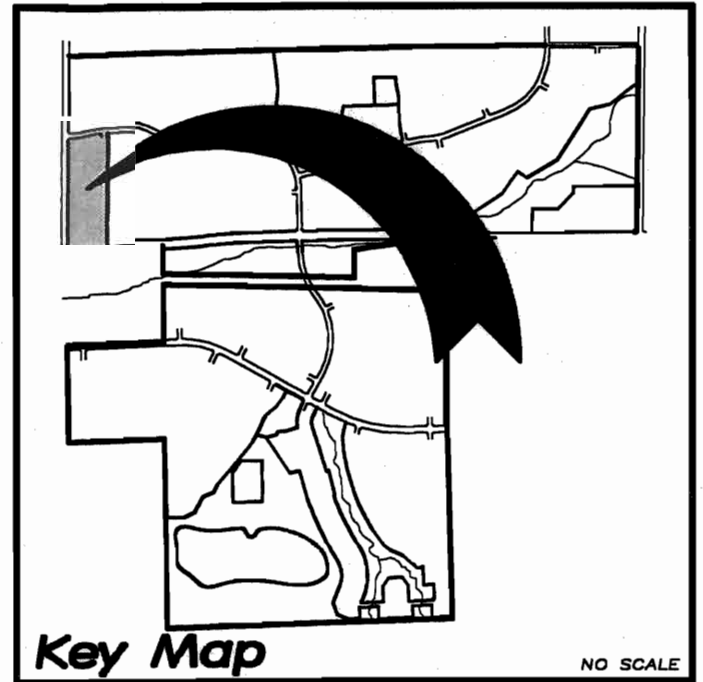
Section 13, Landscape Design Guidelines

Section 12, Architectural Design Guidelines

Please refer to Section 3, Project Wide Planning Standards, for those standards that apply project wide.

Special Conditions: The following special considerations apply to this Planning Area:

Condition	Response
Adjacent to future residential development in Planning Area 2.	Landscape buffer provided in PA No.1
Access to Wood Road	Place access as far north as practicable.



PLANNING AREA 7
Figure 18

Land Use: COMMUNITY COMMERCIAL
Area: 15 acres
Approx. Building Footprint: 150,000 sq.ft.



RICHARDS MUETING WILKES

