

16. **PLANNING AREA 16 — Commercial**

a. **Descriptive Summary**


Planning Area 16 consists of two separate parcels and is located at the south end of the Specific Plan Area, fronting on Varner Road. 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:	19.03 AC
Density:	N.A.
Number of Units:	0

c. **Design Guidelines**

1. Access to Planning Area 16 will be directly from Varner Road.
2. There will be a perimeter wall along Planning Area 34.
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. That portion of PA 16 on the Southerly side of Varner Road may be excluded from the maintenance requirement of the bike path, as it not physically pertinent to the bike path
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

16

PHASE I
COMMERCIAL

19.03 AC.

P.A. 15
29.56 AC
COMMERCIAL

WELL SITE

WASHINGTON AVE.

VARNER ROAD

PLANNING AREA

P.A. 34
39.44 AC
MFR

ACCESS POINT

ACCESS POINT

P.A. 16
19.03 AC
COMMERCIAL

ACCESS POINT

ACCESS POINT

I - 10 FREEWAY

VARNER ROAD

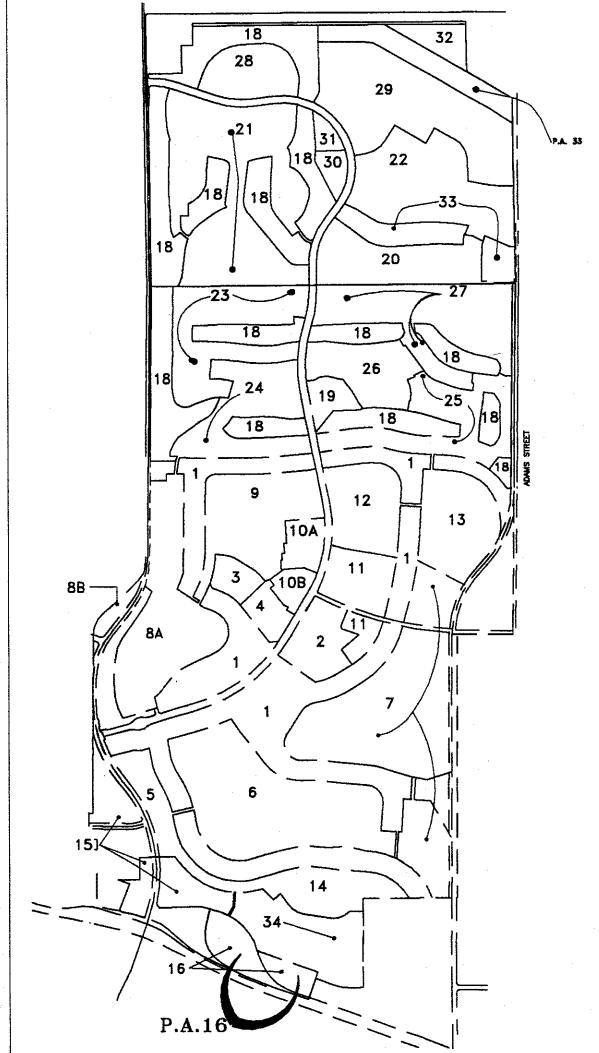
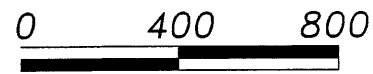


FIGURE IV-45