

5. PLANNING AREA 5**a. Descriptive Summary**

Planning Area 5 contains an existing building formerly used as one of the community's meeting hall/church buildings. This existing building will continue to serve as a community building or be renovated to accommodate commercial/manufacturing uses. Portions of the planning area may contain outdoor recreational facilities in conjunction with the community building. The balance of the planning area is planned for the development of new commercial/manufacturing uses. The existing intersection of Eagle Mountain Road and Kaiser Road in the northern portion of the planning area will be realigned to 90° for improved traffic safety.

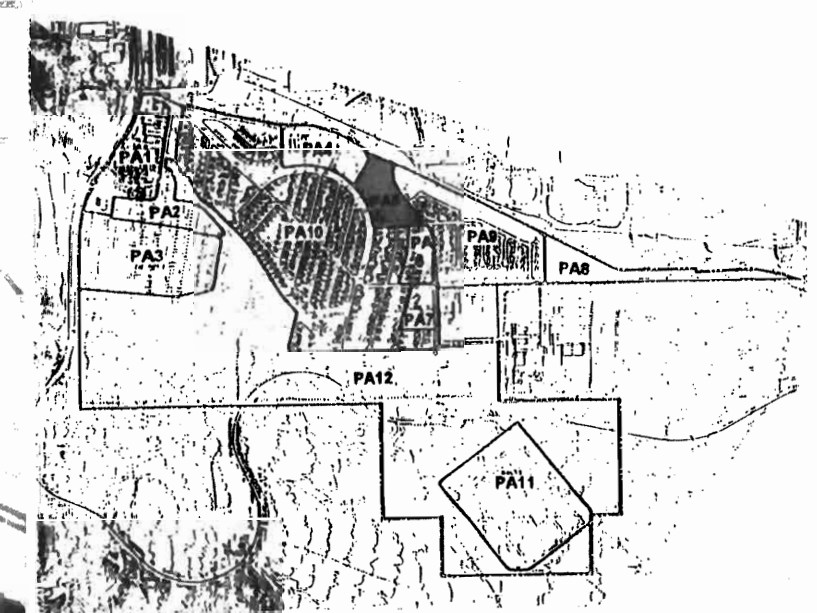
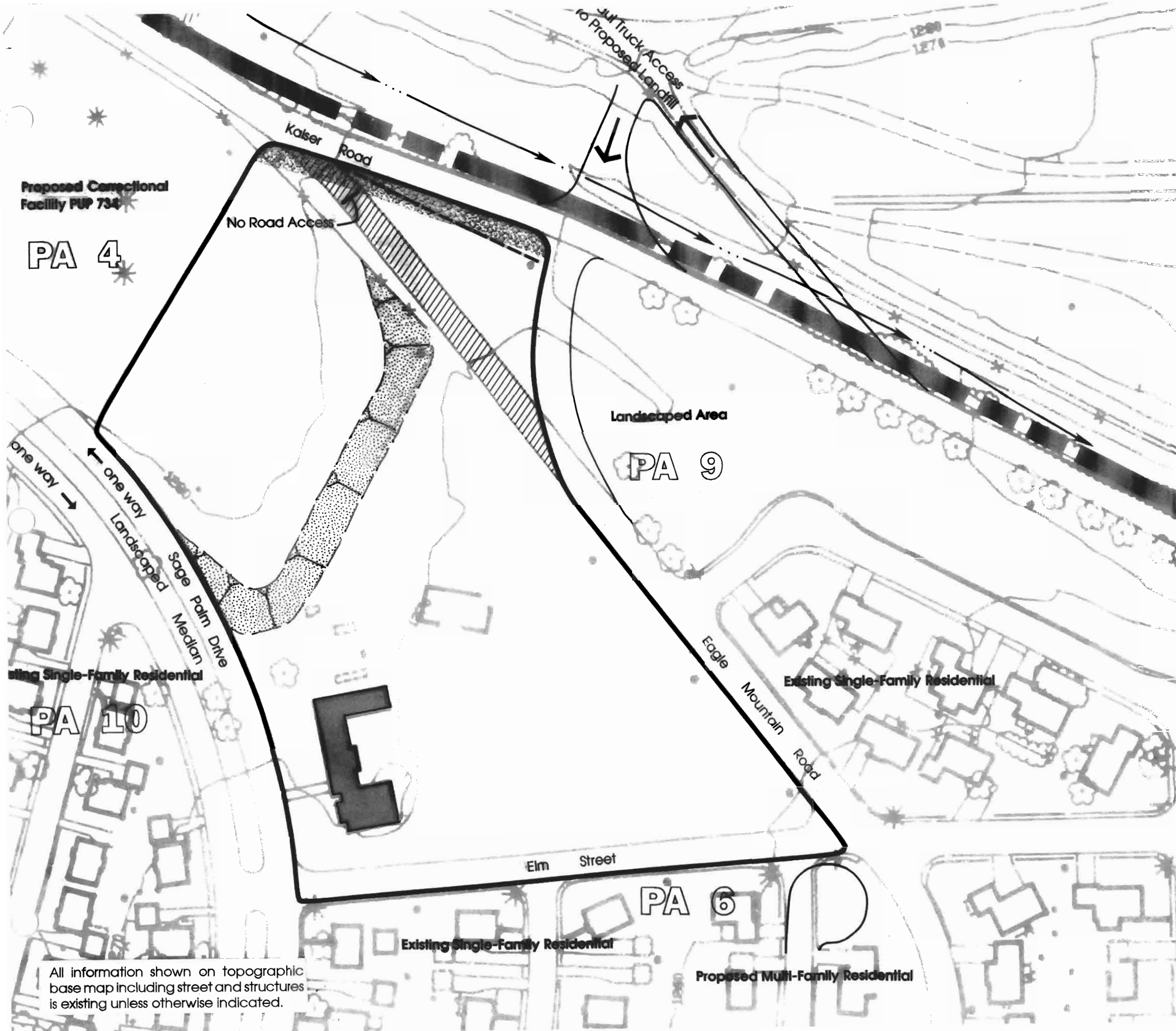
b. Land Use and Development Standards

Land Use: Commercial/Manufacturing

Acreage: ± 7.8 acres

c. Design Guidelines

- Required yards, building heights, building setbacks, parking standards, landscaping standards, and other design requirements shall be as identified in the zoning ordinance contained in Chapter II of this Specific Plan.
- Existing infrastructure including, but not limited to, streets, curbs, medians, sidewalks, intersections, culs-de-sac, parking areas, underground utilities, and overhead utilities will be allowed to remain in service without modification or upgrade unless specifically noted in this section.
- Eagle Mountain Road will be realigned to achieve a 90° intersection with Kaiser Road.
- Provision shall be made for a landscape treatment along Kaiser Road.
- Section III.B of this specific plan should be consulted for applicable project wide development standards concerning land use, circulation, drainage, landscaping, water, wastewater, architecture, phasing, grading, and maintenance.



Key Map

Planning Area 5

Commercial/Manufacturing Area: 7.8 Acres

- Existing Drainage
- Existing Structure to be Retained for Commercial Use
- Existing Slope
- Proposed Road Abandonment
- Landscape Treatment
- Future Southerly Kaiser Road Relocation

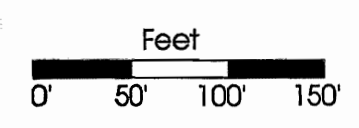


Figure No. III-26

All information shown on topographic base map including street and structures is existing unless otherwise indicated.