

SECTION V

SPECIFIC PLAN

7. Planning Area 7 (Commercial)

a. Descriptive Summary

Planning Area 7, as illustrated in Figure V-16, is located at the intersection of Palmyrita Avenue and Mount Vernon Street, and is planned to be developed as a neighborhood commercial shopping center. The site consists of approximately 11.73 acres, and will be developed to provide supportive commercial shopping for Spring Mountain Ranch as well as the surrounding community. In connection with the development of the commercial site, a redesign of Mount Vernon Avenue is proposed in order to eliminate the severe horizontal and vertical curvature of the existing roadway. The new design will create standard "T" intersections at both Pigeon Pass Road and Palmyrita Avenue.

b. Land Use and Development Standards

- (1) For development standards such as building setbacks, minimum lot size, lot dimensions, building heights, permitted uses, etc., please refer to the Specific Plan Zoning Ordinance contained in Section IV.

c. Design Standards/Guidelines

- (1) Primary access into the planning area will be through the realignment of Palmyrita Avenue and Mount Vernon Avenue. These roads will be developed pursuant to guidelines contained in Section V.2, and as depicted on Figure V-2, *Master Circulation Plan*, and Figure V-3A, *Typical Road Sections*.
- (2) For streetscape details within the planning area, please refer to Section V-C.2.c, and Figures V-22A and V-22B.
- (3) Planning Area 7 will contain a *Primary Project Entry*, as illustrated on Figure V-20B through V-20D, at the intersection of Mount Vernon Avenue and Palmyrita Avenue.
- (4) A community trail, as depicted in Figure V-3B, *Typical Trail Sections*, is planned to be located along the east side of Mount Vernon Avenue within Planning Area 7.

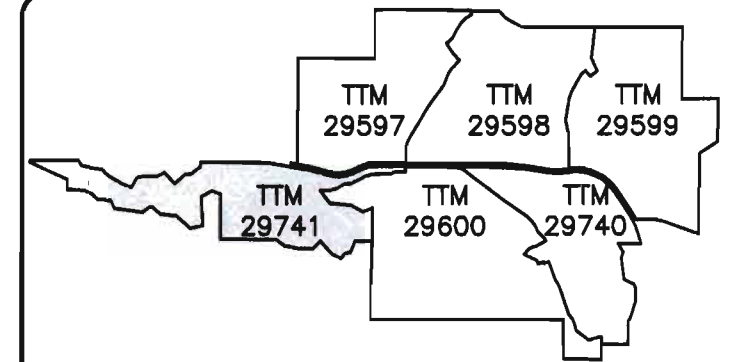
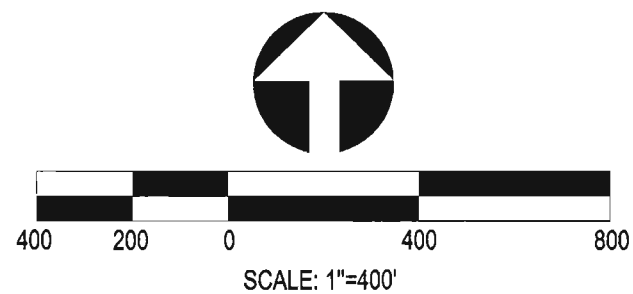
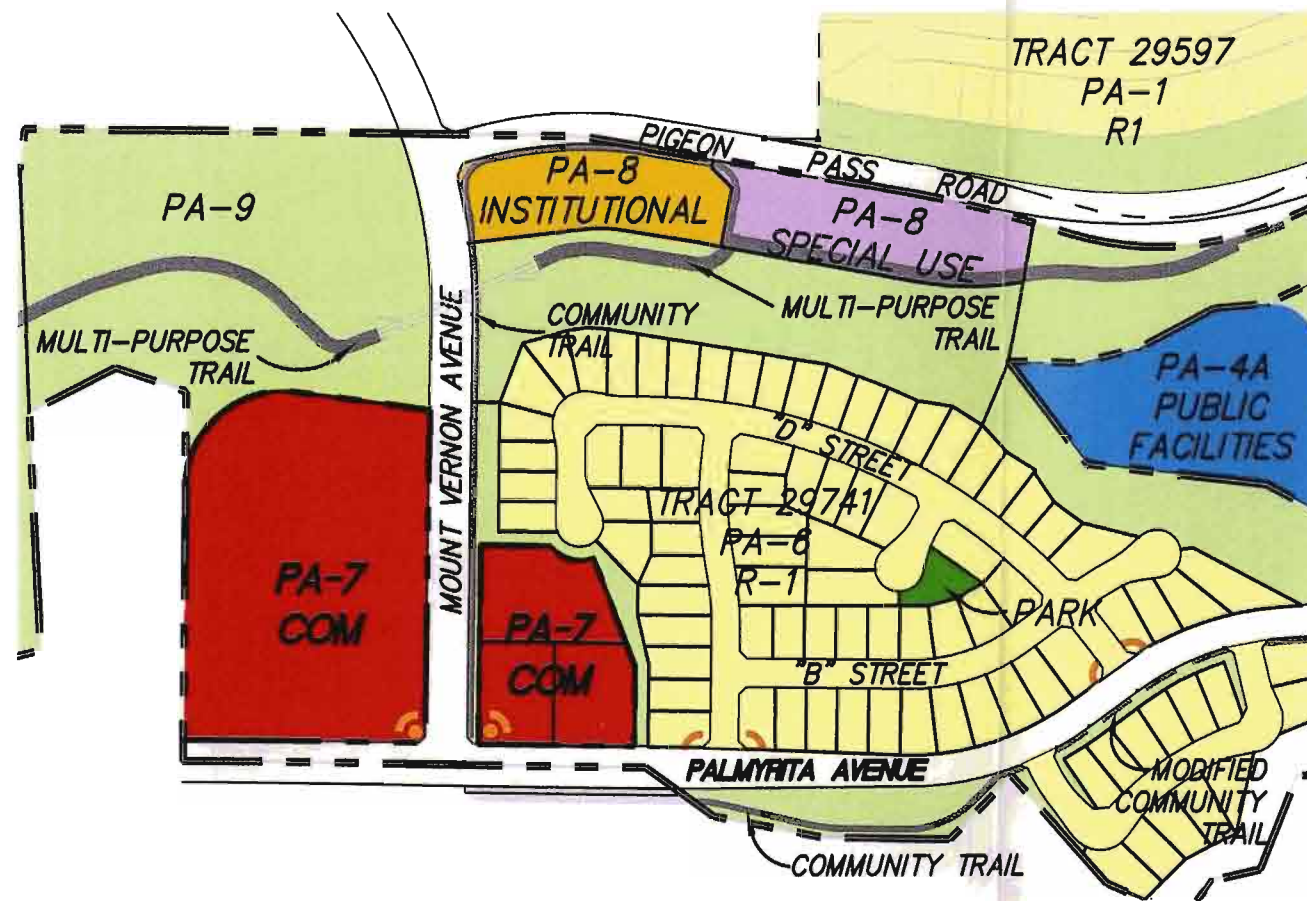
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(5) Please refer to the following sections regarding specific design guidelines for the planning area:

- Section V.C, Landscape Design Guidelines
- Section V.D, Architectural Design Guidelines
- Section V.E, Site Planning Design Guidelines

(6) Please refer to Section V.A, Project Wide Planning Standards, for those standards that apply project wide.



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323



SPRING MOUNTAIN RANCH
 a master planned community

LEGEND		
	ACRES	UNITS
	R-1 RESIDENTIAL	-
	OPEN SPACE/PARKS	-
	PUBLIC FACILITIES (RESERVOIRS)	-
	INSTITUTIONAL	-
	SPECIAL USE	-
	COMMERCIAL	11.73
	PARK	-
TOTAL		11.73
	PRIMARY ENTRY	
	SECONDARY ENTRY	
	PLANNING AREA BOUNDARY	

FIGURE V-16
PLANNING AREA 7

URBAN ENVIRONS

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