

SECTION V

SPECIFIC PLAN

8. Planning Area 8 (Institutional/Special Use)

a. Descriptive Summary

Planning Area 8, as illustrated in Figure V-17, is located along Pigeon Pass Road, near Mount Vernon Street. Planning Area 8 is intended to provide for the development of institutional land uses, such as day care centers, parks, churches, equestrian center, etc., and consists of approximately 4.75 acres. Primary access into Planning Area 8 will be provided directly from Pigeon Pass Road. The easterly portion of the Planning Area, consisting of approximately 2.52 acres, has been designated for the development of an equestrian recreational center

b. Land Use and Development Standards

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

c. Design Standards/Guidelines

- (1) Pigeon Pass Road will provide primary vehicular access into Planning Area 8, and 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) Primary access into Planning Area 8 will be through a *Secondary Project Entry*, as illustrated on Figure V-21, to be located along Pigeon Pass Road. Final determination of this entry location will be provided upon submittal of precise plot plans for development in the planning area.
- (3) Planning Area 8 will contain an open space corridor along the southerly boundary of the planning area. For development guidelines within this open space corridor, please refer to Section V.C.2.d, and Figure V-23, *Typical Landscape Corridor*.
- (4) Planning Area 8 will contain a multi-purpose trail and a community trail as depicted on Figure V-3B, *Typical Trail Sections*.

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- (5) Planning Area 8 will include the development of an equestrian center for use by the residents of Spring Mountain Ranch as well as the general public. This equestrian facility will be designed pursuant to a needs assessment, and will be subject to County of Riverside Plot Plan Approval.
- (6) 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
- (7) Please refer to Section V.A, Project Wide Planning Standards, for those standards that apply project wide.

