

7. PLANNING AREA 7: LIGHT INDUSTRIAL

a) Descriptive Summary

Planning Area 7 as depicted in *Figure III-23, Planning Area 7* provides for the development of approximately 51.68 acres of light industrial land uses in that portion of the MAJESTIC FREEWAY BUSINESS CENTER located north of Old Oleander Avenue, east of Decker Road and south of Nandina Avenue. Light industrial and warehouse/distribution uses totaling approximately 1,189,000 square feet will be constructed within Planning Area 7 at an estimated FAR of 0.53.

b) Land Use and Development Standards

For permitted land uses and development standards such as setbacks, maximum building heights, and landscaping requirements, refer to Riverside County Ordinance No. 348, Sections 10.1 (I-P Zone) and 11.25 (M-M Zone). (See *Figure III-16, Existing Zoning.*)

c) Planning Standards

- 1) Access to Planning Area 7 shall be provided from Nandina Avenue, Decker Road, Oleander Avenue and Old Oleander Avenue.
- 2) Please refer to Section IV.D for specific Design Guidelines and other related design criteria and to Section IV.E for specific Landscaping Guidelines.
- 3) Please refer to Section III.B for the following Development Plans and Standards that apply site-wide:

III.B.1: Comprehensive Land Use Plan

III.B.2: Circulation Plan

III.B.3: Drainage Plan

III.B.4: Conceptual Landscaping Plan

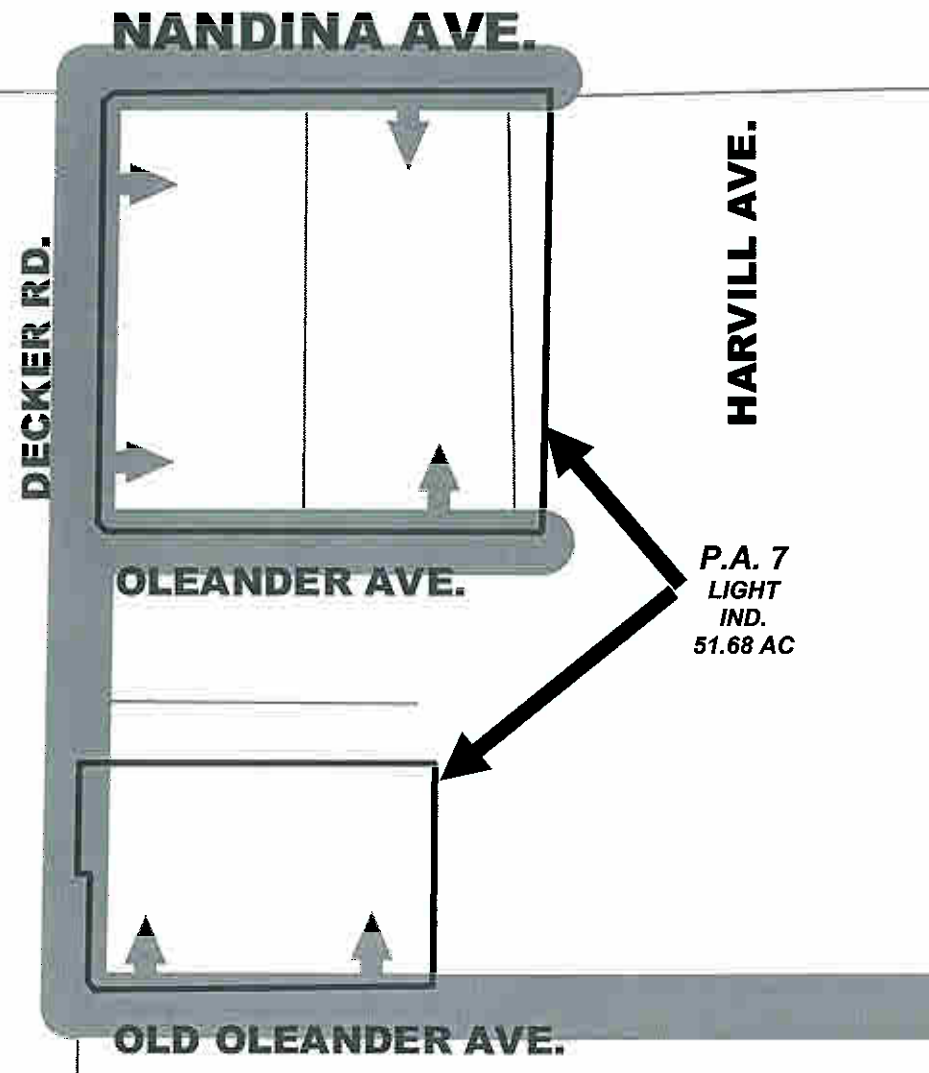
III.B.5: Conceptual Water and Sewer Plan

III.B.6: Grading Plan

III.B.7: Public Facilities and Phasing Requirements

III.B.8: Comprehensive Maintenance Plan

III.B.9: Airport Zones



PLANNING AREA 7

LIGHT INDUSTRIAL
 51.68 ACRES
 1,189,000 Square Feet

