C. LAND USE, PLANNING AND DESIGN STANDARDS BY PLANNING AREA

1. PLANNING AREA 1: LIGHT INDUSTRIAL

a) Descriptive Summary

Planning Area 1, depicted in Figure III-15, Planning Area 1, provides for the development of approximately 27.15 acres of light industrial and warehouse/distribution land uses in that portion of the MAJESTIC FREEWAY BUSINESS CENTER located east of Harvill Avenue, south of Perry Street, and west and north of Messenia Lane. Approximately 597,500 square feet of buildings will be constructed within Planning Area 1 at an estimated Floor Area Ratio (FAR) of 0.51.

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, Section 11.1 (M-SC Zone). (See Figure III-16, Existing Zoning.)

c) Planning Standards

1) Access to Planning Area 1 shall be provided from Harvill Avenue, Perry Street and Messenia Lane.

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.6: Grading Plan
   III.B.2: Circulation Plan                      III.B.7: Public Facilities and Phasing Requirements
   III.B.3: Drainage Plan                        III.B.8: Comprehensive Maintenance Plan
   III.B.4: Conceptual Landscaping Plan          III.B.9: Airport Zones
   III.B.5: Conceptual Water and Sewer Plan
PLANNING AREA 1

LIGHT INDUSTRIAL
27.15 ACRES
597,000 Square Feet

Figure III-15
Planning Area 1
Majestic Freeway Business Center
Figure III-16
Existing Zoning
Majestic Freeway Business Center