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

Figure III-23
Planning Area 7
Majestic Freeway Business Center