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## 4.0 PLANNING AREA DEVELOPMENT STANDARDS

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#### 4.1.1 PLANNING AREA 1 - COMMUNITY COMMERCIAL/ACTIVITY CORRIDOR ZONE

a. Land Use

Planning Area 1, as illustrated in Figure 19, is planned as a 44.0 acre Activity Corridor Zone will provide a mix of residential units with a baseline allocation of 169 units, community retail and service oriented commercial services. The planning area will provide services to both the local and regional populations.

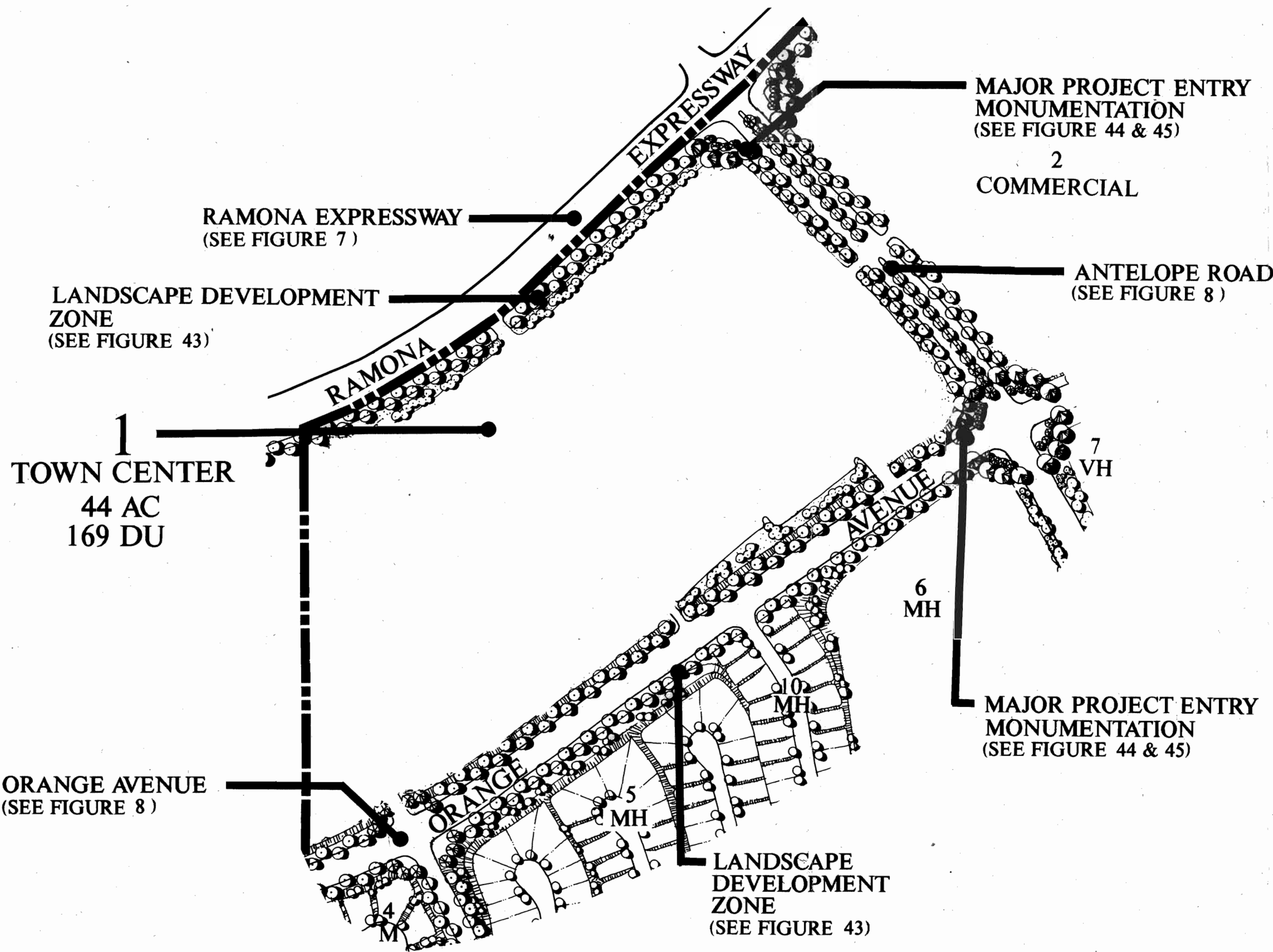
The intent behind the development of the Activity Corridor Zone involves providing the means to develop a more concentrated mixed-use urban core area than permitted by traditional zoning regulations. The Activity Corridor Zone serves as a focal point for the surrounding community resulting from a concentration of complimentary land uses along the major community arterials. Permitted uses within the Activity Corridor Zone include commercial, civic, recreational, higher-density residential, churches, institutional, child care and related land uses. A primary objective of the Activity Corridor Zone entails creating an intensive, pedestrian-oriented "town center" within a major residential community.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Primary access to Planning Area 1 will be achieved from Antelope Road and Orange Avenue. Secondary access may occur along the Ramona Expressway. Final access points to this Planning Area will be determined at time of tentative tract map submittal.*
- 3) *Major Project Entry Monumentation, as depicted in Figures 44 and 45, is proposed for the northeast and the southeast corners of the planning area 1.*
- 4) *A Landscape Development Zone, as depicted in Figures 43 and 49, will be installed along Ramona Expressway, Antelope Road and Orange Avenue.*
- 5) *Sound attenuation along the Ramona Expressway will be accomplished by theme and entry walls, as depicted in Figure 62, and/or berming to bring noise levels to the 60 CNEL level at the residential Planning Area perimeters.*
- 6) *Detailed acoustical studies shall be provided in residential areas impacted by noise levels of 60 dBA or greater to ensure compliance with General Plan standards.*

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- 7) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
  - 8) *Within mixed use areas, all floor space in the first floor shall be designated retail space except those buildings which are solely residential.*
  - 9) *Commercial uses in Planning Area 1 shall not exceed 200,000 square feet of combined retail, office, civic, cultural and institutional uses.*
  - 10) *Concurrently, with the submittal of a subdivision map for Planning Area 1, the developer shall submit an illustrated plot plan for the town center and they shall be reviewed and approved by the Planning Commission.*
  - 11) *Air Quality Emissions reports shall be filed with each commercial development application.*
  - 12) *Planning Area 1 may be developed with no more than seventy (70) percent of the acreage in housing with a baseline of 169 units, and no more than thirty (30) percent of the acreage in commercial retail uses. Planning Area 1 is also planned as a receptor site for those other planning areas that do not utilize the full residential allocation as defined during the tentative tract map process.*
  - 13) *Prior to approval of any development application, an affordable housing program shall be developed for the StoneRidge Specific Plan. Planning Area 1 is a candidate site for implementation of the affordable housing program.*

# PLANNING AREA 1



TOWN CENTER

AC	44
DU	169 (MINIMUM)

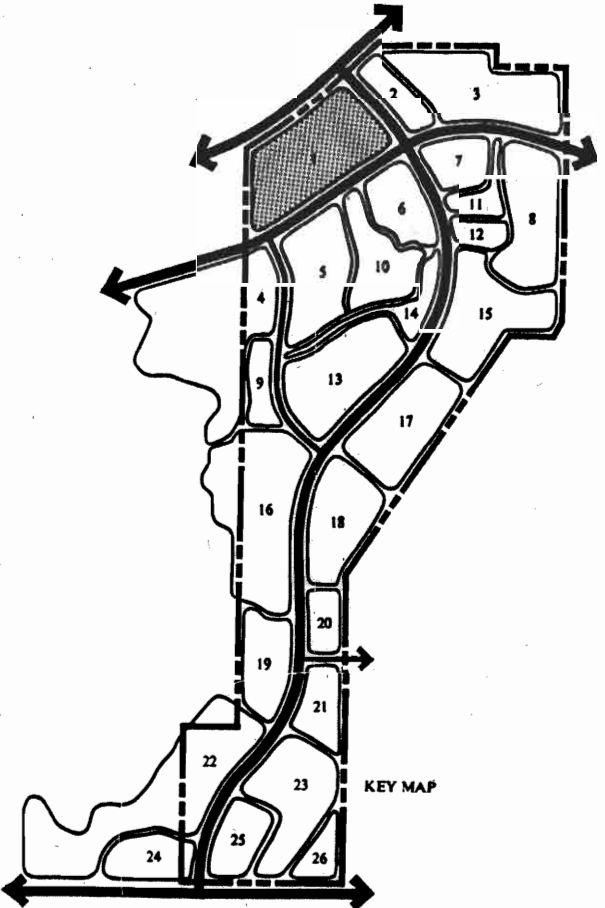


FIGURE 19