

IV. Specific Plan Text

A. Project-Wide Planning Standards

Standards and guidelines contained in this Specific Plan

Development standards and guidelines have been prepared at four levels:

- Zoning Standards, identifying permitted uses and zoning-type standards for each of the planning areas, are contained within the Specific Plan Zoning Ordinance, included as Section III of this document.
- Project-Wide Development Standards, identifying over-riding parameters of development, as well as standards which will apply to the entire development, are contained within this Subsection IV.A.
- Planning Area Standards and Guidelines have been prepared for each of the 34 Planning Areas and are listed in the next Subsection, IV.B.
- Design Guidelines follow in Subsection IV.C, describe Sun City Palm Spring's design theme, and indicate what will and will not be allowed in terms of the design of individual developments within the Specific Plan area.

For the purposes of this Specific Plan, standards will be interpreted as required features of the project; guidelines are illustrations of design objectives and options available.

1. Comprehensive Land Use Plan

When completed, Sun City Palm Springs will represent the development of approximately 5078 housing units along with extensive recreational and open space amenities on an approximately 1678.4 acre site. Residential uses and community amenities will constitute the principal use of the site, although the plan also provides limited areas for commercial development and public facilities intended to provide some necessary retail and services to Sun City Palm Springs residents and to others and to help buffer the residential areas from Interstate 10 Freeway.

a. Planning Objectives

Del Webb California Corp. will be the developer of the community, and will build all of the residential units and recreational facilities at Sun City Palm Springs. This Specific Plan reflects this intention of Del Webb, and has been prepared to realize several primary objectives:

- to create an environment which is responsive to the physical setting created by the desert, the views of surrounding mountains, neighboring land uses, and the climate;
- to create an age restricted community for adults who will share many common values, interests, and lifestyles, which can provide for the special social, recreational and housing needs generally not found in the community at large;
- to build an open community where difference in lifestyle create the variations in product types and densities and be able to intermix those within neighborhoods, and lessen the burden on the regulatory process and complete neighborhoods faster;
- to provide a mix of housing models and densities which reflects the needs of the marketplace;
- to provide retail and commercial services necessary to serve certain needs of Sun City Palm Springs and to a lesser extent the general public. The area designated for these uses will also serve to buffer the residential uses from I-10;
- to create a circulation system which reinforces the character of the community, while providing easy and convenient access throughout the project for a variety of travel modes, including automobile, golf cart, bicycle, and pedestrian;
- to set a high standard of design for both the architecture and landscaping throughout the community, within guidelines that will assure quality and compatibility among the various elements of the plan;
- to build out the project in two major phases, with each phase containing a proportion of the housing, recreational and common facilities and commercial facilities;

- to build into the plan sufficient flexibility to allow development to respond to the changes of the marketplace as Sun City Palm Springs is built out, within the controlling parameters of this Specific Plan; and
- to build recreational amenities to be used by Del Webb Sun City Palm Springs community residents.

b. Specific Plan Land Use

The project has been divided into 34 Planning Areas. Figure IV-1, Specific Plan Land Use, illustrates the location of the planning areas and circulation system. The Specific Plan Land Use also indicates the permitted uses, approximate acreage, approximate density, and maximum number of dwelling units for each planning area.

Residential

The principal use on the site will be as a residential community oriented toward an active adult lifestyle. The housing units will consist of a mix of single family detached, paired single family, and multi-family units organized around common recreational facilities. Del Webb intends to build all the residential units within Sun City Palm Springs.

Overall, the residential portions of the project will have a residential average density of 3.03 units per acre (including recreation and open space uses, and local streets), which is within the County of Riverside's land use category for Medium Density Residential; densities within individual planning areas will range from 5.0 dwelling units per acre to 10.8 dwelling units per acre, as follows:

Medium High Density Residential — will consist of approximately 1048 gross acres with a density in the range of 5-8 dwelling units per acre. This density range will cover the majority of the site and will allow for a mix of single family houses detached, as well as duplexes. Within this density range, single family detached and two family dwelling units will be located in Planning Areas 5, 6, 7, 8A, 9, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29.

Planning Areas 3, 4 and 31 will be initially used as model home areas. All types of modeling used in Sun City Palm Springs will be represented in these planning areas. A Sales Pavilion will also be constructed which will include a Sales Office and Parking Area. This facility may be removed and the site be converted to future residential units.

Multi-family housing (or a mix of multi and single family housing) will be located within Planning Areas 11, and 34. This density range will also include multi-family planning areas, which will include a mix of triplexes and townhouses as well as single family detached and duplexes.

High Density Residential — Planning Area 10A and 10B will achieve an average density in the range of 8-14 units per acre. Approximately 6.4 acres will include vacation villas to be located near the center of Phase I, providing short-term accommodations to visitors of Sun City Palm Springs during the marketing of the project and possibly on permanent basis.

Recreational Facilities, Open Space and Government Facilities

Recreational facilities will occupy approximately 487.5 acres of Sun City Palm Springs. These facilities will include two golf courses and three recreational complexes, one in each phase of the development, as well as open space areas. These areas will meander throughout the community, providing a network of open space and views from many of the houses and common areas.

Planning Area 8B will be designated as open space and/or government uses. An informational kiosk about the Coachella Valley Preserve will be constructed within the Planning Area. This area may also include government uses such as a fire station, library or similar. This area may also include well sites with landscaping to service the Sun City Palm Springs project.

The recreation areas are also centrally located, and will be the focus of much of the social, recreational and educational activities of Sun City Palm Springs, as well as the location of administrative and possible sales offices. The 36 holes of golf and open space areas will be located in Planning Areas 1, 18 and 33; the three recreation areas will be in Planning Areas 2, 19, and 30.

The recreational facilities will include a landscaped amphitheater-type layout on Phase I golf course's driving range to accommodate large resident outdoor events. Phase I will also have the following: a major recreation center, approximately 60,000 sq. ft., including a fitness center with a nautilus-type equipment area, indoor pool, therapy spa, lighted tennis courts, a tot lot and extensive areas for social activities to include meeting rooms, card rooms, billiards, arts and crafts, a lounge, eating facilities, and a large social hall that will accommodate approximately 700 persons for certain events and will be used for larger gatherings, dancing and performances, with large adjacent interior and exterior areas to accommodate ever larger groups.

Phases 2 (A and B) will have two recreation centers, Planning Area 19 will be approximately 25,000 and Planning Area 30 will be approximately 30,000 sq. ft. These facilities will not be as extensive as Phase I's. (The amenities will be determined by the resident and market desire and request of Sun City Palm Springs residents and will supplement Phase I recreation center). Planning Area 30 will contain the bocci ball courts, outdoor fun pool, billiards, library facilities, restaurant and lounge. Additionally, there will be a small starter kiosk to accommodate and a 9 hole golf course.

Commercial

The commercial uses will be located near the intersection of Interstate 10 and Washington Street, along the northerly frontage of Varner Road, and the easterly and westerly frontage of Washington. The proposed uses will serve primarily the residents of Sun City Palm Springs as well as the public at large. The commercial uses, occupying about 48 acres in Planning Area 15 and 16, will permit a range of uses, including a grocery and drug store and other neighborhood-serving retail services, financial services, medical and professional offices, automotive services, eating facilities and religious/ worship facilities. This land use will serve to help buffer the residential areas from I-10 corridor.

Public Facilities and Storage Area

Three sites, Planning Area 8B, 17 and 32, has been reserved for public facilities and storage. Planning Area 8B is approximately 4.1 acres in area. Planning Area 17 is approximately 17 acres in area and lies along the eastern frontage of Adams Street. Planning Area 32 is approximately 12.5 acres and lies in the northeast most corner of the Specific Plan boundary. Possible uses for these sites include a fire station, drainage facility, electric substation, golf course maintenance, pump stations, temporary construction yards and related uses to include mini and/or RV storage, and other public use facilities or combination of these uses. The use or uses for these sites shall be determined by Del Webb California Corp. during the development of Phase I, (Planning Area 17) and Phase II (B), (Planning Area 32) , based on an assessment of public and community needs, the interests of local public agencies who might use the facilities, and compatibility with adjoining land.

Roads

About 77.1 acres of the project area will be used for major roads. These include about 45 acres for public right of way along Washington Street, Adams Streets, Varner Road and 38th Avenue and about 40 acres for private rights- of-way along Del Webb Boulevard and the major private streets within the interior of the site. These areas do not include the required rights-of-way for local private streets, which will be built within each of the planning areas.



07/31/91 - SP #281
Revised:
01/06/93 - SP 281 Amendment # 1
03/10/97 - SP 281 Amendment # 2
05/11/98 - SP 281 Amendment # 3
06/22/98 - Substantial Conformance
Golf Course Phase II A
05/18/99 - SP 281 Amendment # 4
12/14/00 - SP 281 Amendment # 5
02/09/01 - Revised Table for SPA #5

Specific Plan #281 and EIR #367

LAND USE PLAN
Scale: 1" = 1400'

Land Use Plan

	P.A. #	Acres	Units	
PHASE I				
Single Family Dwellings	'5'	14.6 AC	59 D.U.	
	'6'	86.4 AC	444 D.U.	
	'7'	111.4 AC	577 D.U.	
	'8A'	75.1 AC	301 D.U.	
	'9'	50.5 AC	277 D.U.	
	'12'	32.5 AC	154 D.U.	
	'13'	50.6 AC	169 D.U.	
	'14'	29.9 AC	109 D.U.	
	Subtotal		451.0 AC	2090 D.U.
	Multi-Family Dwellings	'5'		
'10A'		9.2 AC	59 D.U.	
'10B'		6.4 AC	54 D.U.	
'11'		25.1 AC	128 D.U.	
'14'				
Subtotal		80.1 AC	452 D.U.	
Golf Course	'1'	205.6 AC		
Rec. Area, Phase I	'2'	13.7 AC		
Models, Phase I	'3'	4.5 AC	42 D.U.	
Models, Phase I	'4'	4.8 AC	38 D.U.	
Subtotal		228.6 AC	80 D.U.	
TOTAL PHASE I		759.7 AC	2662 D.U.	
PHASE II (A)				
Single Family Dwellings	'20'	See Phase II (B)		
	'21'	See Phase II (B)		
	'22'	See Phase II (B)		
	'23'	46.3 AC	225 D.U.	
	'24'	40.4 AC	184 D.U.	
	'25'	39.9 AC	163 D.U.	
	'26'	28.1 AC	162 D.U.	
	'27'	56.0 AC	228 D.U.	
	'28'	See Phase II (B)		
	'29'	See Phase II (B)		
Subtotal		210.7 AC	962 D.U.	
Golf Course	'18'	83.8 AC		
Models, Phase II (B)	'31'	See Phase II (B)		
Rec. Center, Phase II (B)	'19'	8.8 AC		
Rec. Center, Phase II (A)	'30'	See Phase II (B)		
Subtotal		92.6 AC		
TOTAL PHASE II (A)		303.3 AC	962 D.U.	
PHASE II (B)				
Single Family Dwellings	'20'	41.7 AC	209 D.U.	
	'21'	99.6 AC	442 D.U.	
	'22'	61.6 AC	349 D.U.	
	'28'	26.2 AC	109 D.U.	
	'29'	76.3 AC	321 D.U.	
Subtotal		305.4 AC	1430 D.U.	
Golf Course	'18'	89.4 AC		
Models, Phase II (B)	'31'	4.1 AC	24 D.U.	
Rec. Center, Phase II (B)	'30'	6.0 AC		
Greenbelt/Drainage	'33'	51.6 AC		
Subtotal		151.1 AC	24 D.U.	
TOTAL PHASE II (B)		456.5 AC	1454 D.U.	
OTHERS				
Commercial	'15'	29.6 AC		
Commercial	'16'	19.0 AC		
Public Utility and Storage	'17'	16.5 AC		
Public Facility	'8B'	4.1 AC		
Public Facility	'32'	12.5 AC		
Major Roads		77.1 AC		
Subtotal		158.8 AC		
TOTAL PROJECT		1678.4 AC	5078 D.U.	

c. Project-Wide Development Standards

The Project-Wide Development Standards are:

1. Sun City Palm Springs will be developed with a maximum of 5078 dwelling units on approximately 1678.4 acres, as illustrated in Figure IV-1. General uses will include residential, golf course, recreational facilities with some support, marketing, commercial, and public facilities.
2. Uses and development standards will be in accordance with the County of Riverside Code and will be defined by Specific Plan objectives, future detailed plot plans, final tract maps and potential conditional use permits as appropriate.
3. Standards relating to signage, landscaping, parking and other related design elements will conform to the County of Riverside Zoning Code Ordinance No. 348. In addition, the standards in this plan will augment those of the zoning code.
4. All development on the site will be consistent with this Specific Plan Number 281 and subsequent amendments, as on file with the Riverside County Planning Department, and with all applicable laws of the State of California.
5. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.
6. An environmental assessment shall be conducted for each tract, plot plan, specific plan amendment or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR No. 367 prepared for Specific Plan No. 281.
7. Lots created pursuant to this Specific Plan and any subsequent tentative maps shall be in conformance with the development standards of the Specific Plan herein applied to the property.
8. If necessary, roadways, infrastructure and open space may be coordinated by and paid for through an assessment district, community facilities district, or community services district to facilitate construction, maintenance and management.