

2. PLANNING AREA 2: LIGHT INDUSTRIAL WITH OPTIONAL COMMUNITY CENTER OVERLAY

a) Descriptive Summary

Planning Area 2, as depicted in *Figure III-17, Planning Area 2*, provides for the development of approximately 72.52 acres with either light industrial and warehouse/distribution land uses or commercial retail and office uses on that portion of the MAJESTIC FREEWAY BUSINESS CENTER located south of Martin Street, west of Harvill Avenue, north of Cajalco Expressway and east of Seaton Avenue. Approximately 1,660,500 square feet of light industrial and warehouse/distribution land uses will be built in Planning Area 2 at an estimated FAR of 0.53. Approximately 680,000 square feet of commercial/retail and office uses may be constructed within Planning Area 2 in lieu of the light industrial and warehouse/distribution uses at an estimated FAR of 0.22. (See *Figure III-18, Conceptual Commercial Site Plan* for a conceptual commercial design for Planning Area 2.)

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, 10.1 (I-P Zone) and 11.1 (M-SC Zone). (See *Figure III-16, Existing Zoning*.)

c) Planning Standards

- 1) Access to Planning Area 2 shall be provided from Seaton Avenue, Martin Street, Harvill Avenue, Cajalco Expressway and Messenia Lane.
- 2) As may be necessitated by the design of implementing development projects, portions of Messenia Lane and all of Platinum Circle may be vacated consistent with the street circulation set forth on *Figure III-18, Conceptual Commercial Site Plan*.
- 3) A minimum 50-foot setback shall be placed along the western edge of Planning Area 2, as shown on *Figure III-17, Planning Area 2*. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may also be used.
- 4) Please refer to Section III.D for specific Design Guidelines and other related design criteria and to Section III.E for specific Landscaping Guidelines.

- 5) 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

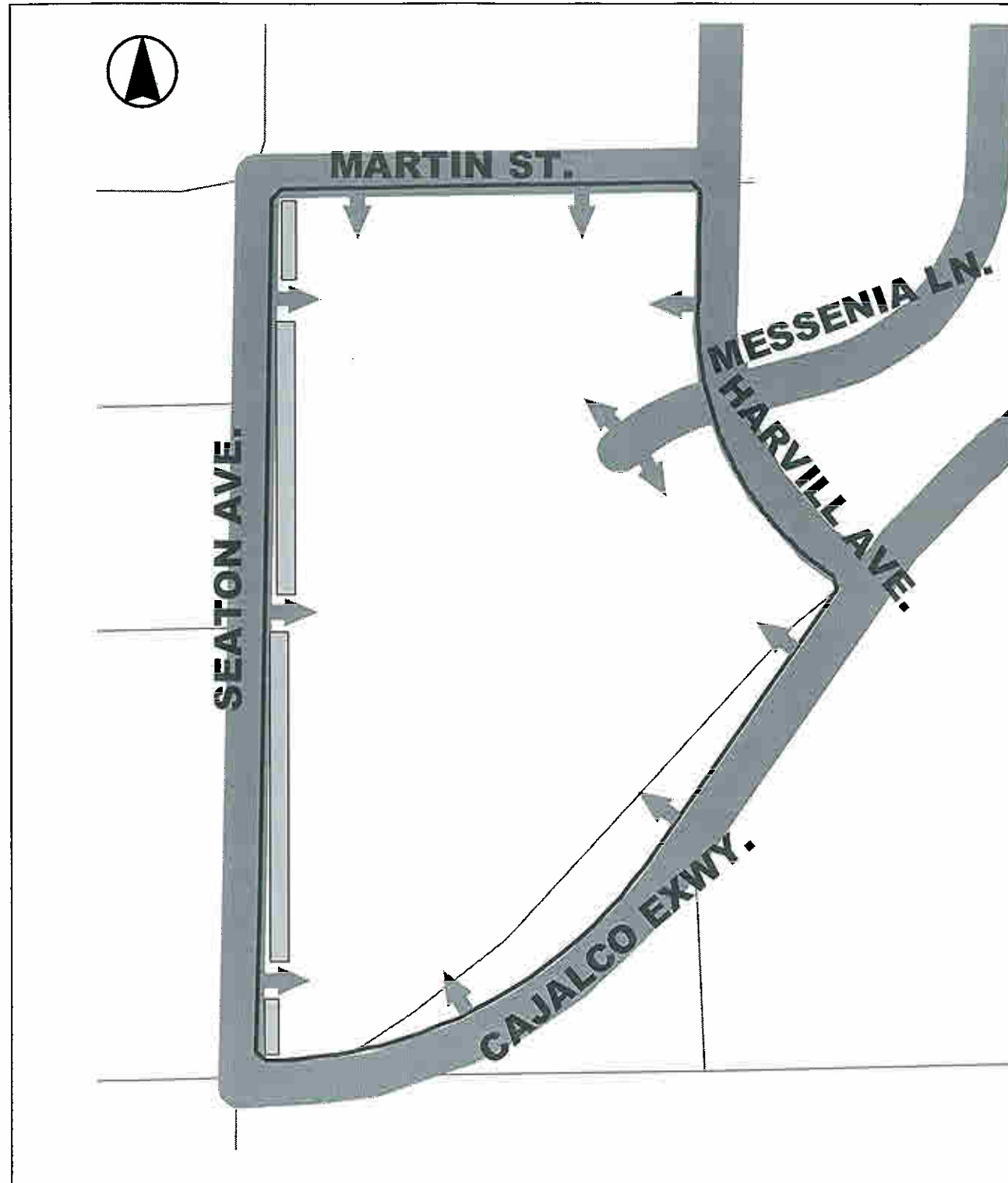
III.B.5: Conceptual Water and Sewer Plan

III.B.6: Grading Plan

III.B.7: Public Facilities and Phasing Requirements

III.B.8: Comprehensive Maintenance Plan

III.B.9: Airport Zones

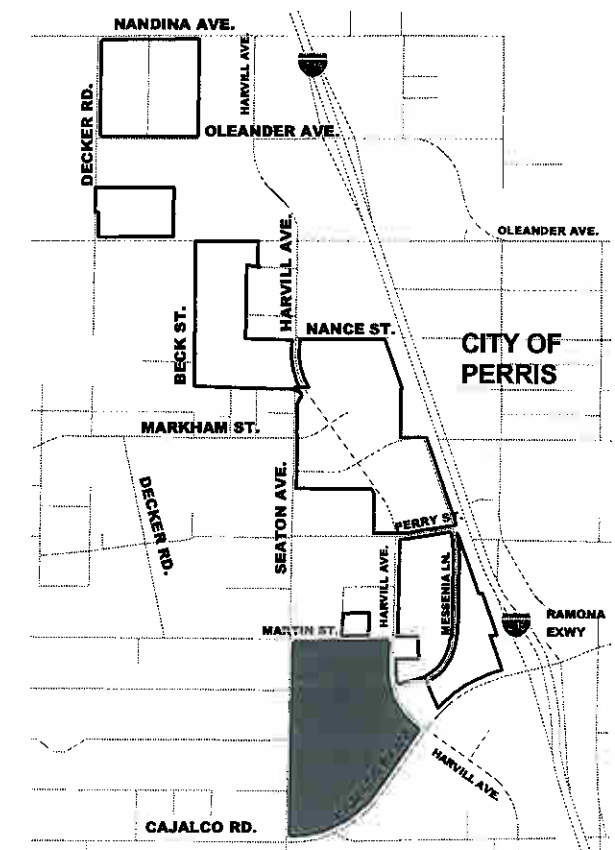


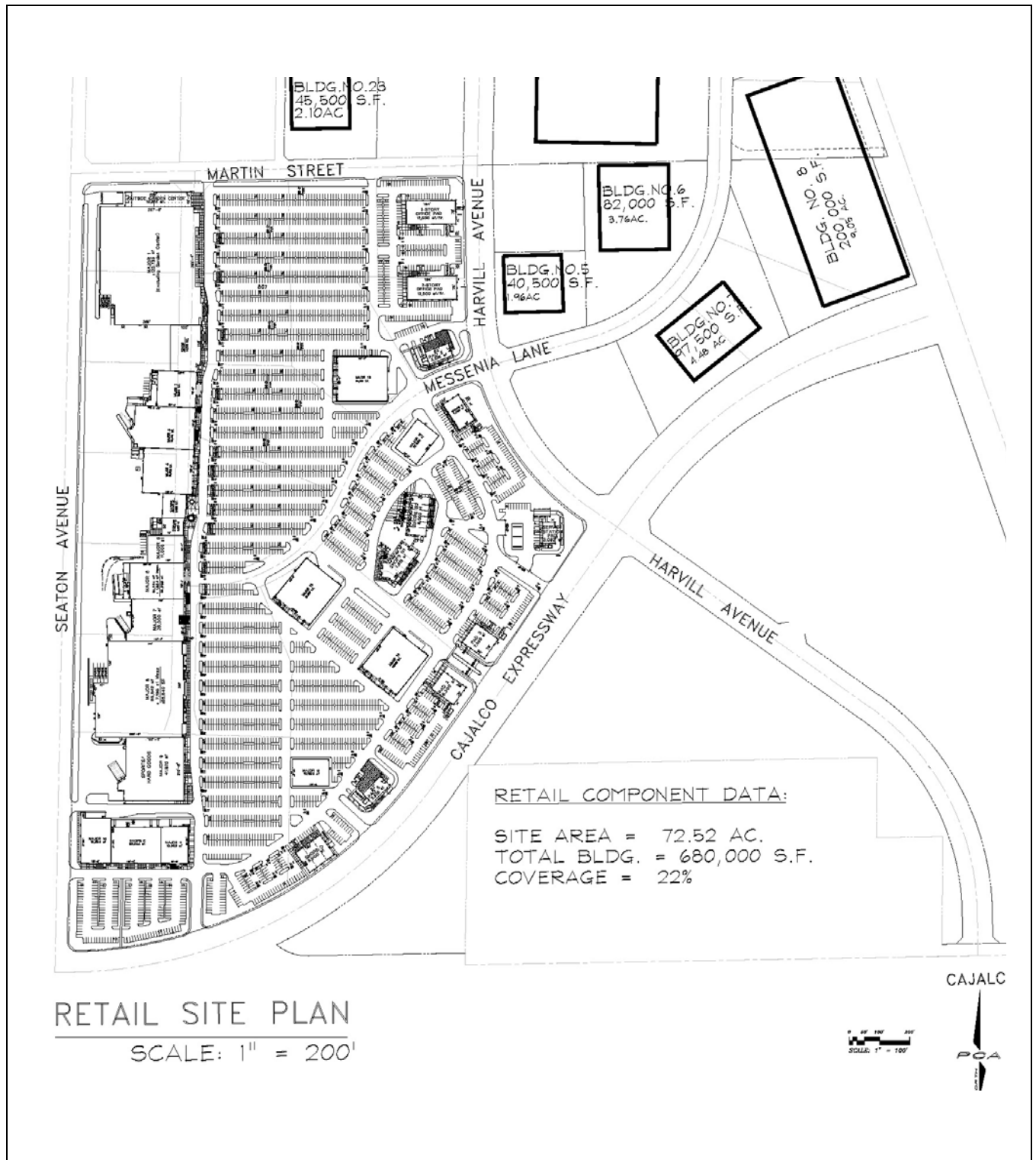
PLANNING AREA 2

LIGHT INDUSTRIAL WITH COMMUNITY CENTER OVERLAY

72.52 ACRES

1,660,500 Square Feet Light Industrial or
680,000 Square Feet Commercial/Retail





RETAIL SITE PLAN
SCALE: 1" = 200'