

**1. PLANNING AREA 1-1: COMMERCIAL****a. Descriptive Summary**

As illustrated in Figure 23, *Planning Area 1-1*, will be devoted to 17 acres of general and freeway-oriented commercial development. This development will feature uses such as hotels and motels, restaurants and commercial offices. Planning Area 1-1 is located at the intersection of Newport and Antelope Roads, adjacent to Interstate 215.

**b. Land Use and Development Standards**

Please refer to Ordinance No. 348.3399 (See Specific Plan Zone Ordinance Tab)

**c. Planning Standards**

- 1) Possible access into Planning Area 1-1 will be available from Antelope Road. Additional access may be available from Newport Road. (See Figure 23, *Planning Area 1-1*.)

**IV.** A Major Community Entry landscape treatment, as depicted in Figure 88, *Major Community Entry*, is planned at the intersection of Newport Road and Antelope Road.

- 2) A Class II bike lane is planned to run along the Antelope Road.
- 3) Please refer to Project-Wide Development Plans and Standards in Section III of this document for additional land use standards that apply site-wide.
- 4) Please refer to the Design Guidelines in Section IV of this document for design-related criteria.

# PLANNING AREA 1-1

COMMERCIAL  
17.0 ACRES

TRACT #: N/A  
MARKETING NAME: N/A  
STATUS: MAPPING

