

10. PLANNING AREA 2-1: COLLEGE**a. Descriptive Summary**

As illustrated in Figure 33, Planning Area 2-1 is planned as a 100.0-acre college site.

b. Land Use and Development Standards

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

c. Planning Standards

- 1) A Class II bike lane is planned to run along the secondary road between Meniffee and Antelope Roads. The bike lane will continue along Antelope Road
- 2) Site coverage of all structures, including accessory structures, on a site shall not exceed 60 percent.
- 3) A Tertiary Community entry, as depicted in Figure 89, shall be provided at Antelope Road.
- 4) No minimum lot depth is required.
- 5) All roof-mounted mechanical equipment, satellite dishes, tanks, ducts, elevator enclosures, cooling towers, or mechanical ventilators shall be screened from the ground elevation view by architectural elements such as parapets, etc. to a view by architectural elements such as parapets, etc. to a minimum sight distance of 1,320 feet.
- 6) Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.
- 7) Please refer to Project-Wide Development Plans and Standards in Section III of this document for additional land use standards that apply site-wide.
- 8) Please refer to the Design Guidelines in Section IV of this document for design-related criteria.

PLANNING AREA 2-1 & 2-2

PLANNING AREA 2-1

COLLEGE
100 ACRES

TRACT #: COLLEGE
MARKETING NAME: N/A
STATUS: CONSTRUCTION

PLANNING AREA 2-2

SPORTS PARK
25 ACRES

TRACT #: N/A
MARKETING NAME: SPORTS PARK
STATUS: CONSTRUCTION

