

24. PLANNING AREA 3-1: NEIGHBORHOOD COMMERCIAL**a. Descriptive Summary**

A 30.0-Acre neighborhood commercial development, as depicted in Figure 43, is planned in Planning Area 3-1 of the Meniffee Specific Plan project area at the intersection of Newport and Meniffee Roads. This commercial development will be bordered on the west by Meniffee Road, on the south by Newport Road, and on the east by a planned Community Facility Center. Residential uses are planned to the north of this Planning Area. The neighborhood commercial development will feature such uses as convenience markets, supermarkets, pharmacies, and other retail stores.

b. Land Use and Development Standards

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

c. Planning Standards

- 1) Access into Planning Area 3-1 may be provided from the Newport Road and Meniffee Road. (See Figure 43).
- 2) A landscape buffer shall be provided between the residential uses in Planning Area 3-4 and the commercial uses in this Planning Area. (See Figure 101, *Residential/Commercial Buffer*.)
- 3) A landscape buffer shall be provided between Planning Area 3-1 and the Community Facility Center in Planning Area 3-2. (See Figure 108, *Commercial/ Community Facility Buffer*.)
- 4) A Class I bike lane is planned adjacent to Newport Road. (See Figure 10, *Typical Trail Sections*.)
- 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) All parking lots, parking structures, and similar facilities shall be setback not less than 10 feet from any primary structure. No minimum setback is required between any parking facility and an accessory structure.
- 8) No signs, displays, or advertising relating to accessory uses shall be visible from any street.
- 9) Please refer to Project-Wide Development Plans and Standards in Section III of this document for additional land use standards that apply site-wide.

- 10) Please refer to the Design Guidelines in Section IV of this document for design-related criteria.

PLANNING AREA 3-1 & 3-2

PLANNING AREA 3-1
 COMMERCIAL
 30.0 ACRES
 (POSSIBLE FIRE STATION)

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

PLANNING AREA 3-2
 COMMUNITY FACILITY CENTER (C.F.C.)
 10.0 ACRES
 (POSSIBLE FIRE STATION SITE)

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

