

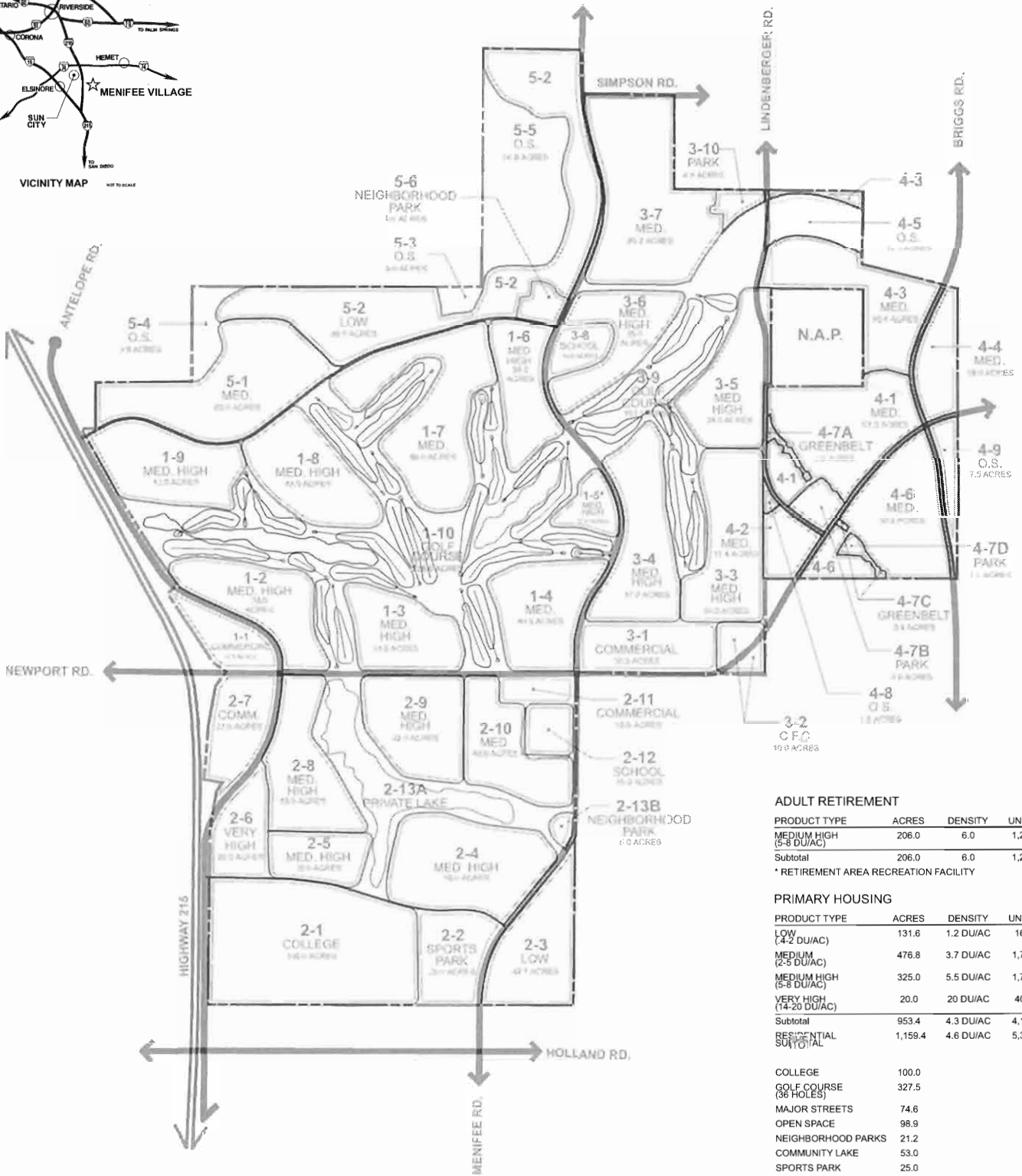
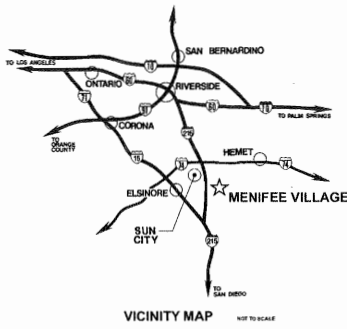
III. SPECIFIC PLAN

A. PROJECT WIDE DEVELOPMENTS & STANDARDS

1. COMPREHENSIVE LAND USE PLAN

Amendment No. 5 to SP 158 reflects a mixed urban use concept, as described in Section II.A.1., *Project Description*. An overview of the project is shown on Table 3, *Project Summary*; Table 4, *Land Use Summary*, and Table 5, *Village and Planning Area Summary*.

As illustrated on Figure 6, *Specific Land Use Plan*, major land uses include residential (23% Adult Retirement and 77% Primary Housing), commercial, open space, a 36-hole golf course, a sports park, neighborhood parks, greenbelts, and several community facilities including a college, schools, and community facilities center, all linked by a major street and extensive bike-trail network. The overall residential density is 2.7 dwelling units per acre (du/ac), reflecting 5,344 dwelling units on 1,977 acres.



ADULT RETIREMENT

PRODUCT TYPE	ACRES	DENSITY	UNITS
MEDIUM HIGH (5-8 DU/AC)	206.0	6.0	1,229
Subtotal	206.0	6.0	1,229

* RETIREMENT AREA RECREATION FACILITY

PRIMARY HOUSING

PRODUCT TYPE	ACRES	DENSITY	UNITS
LOW (4-2 DU/AC)	131.6	1.2 DU/AC	164
MEDIUM (2-5 DU/AC)	476.8	3.7 DU/AC	1,774
MEDIUM HIGH (5-8 DU/AC)	325.0	5.5 DU/AC	1,777
VERY HIGH (14-20 DU/AC)	20.0	20 DU/AC	400
Subtotal	953.4	4.3 DU/AC	4,115
RESIDENTIAL SUBTOTAL	1,159.4	4.6 DU/AC	5,344

COLLEGE	100.0		
GOLF COURSE (36 HOLES)	327.5		
MAJOR STREETS	74.6		
OPEN SPACE	98.9		
NEIGHBORHOOD PARKS	21.2		
COMMUNITY LAKE	53.0		
SPORTS PARK	25.0		
GREENBELT	3.4		
COMMERCIAL	84.0		
ELEM. SCHOOL	20.0		
COMMUNITY FACILITY CENTER	10.0		
Subtotal	817.6		
PROJECT TOTAL	1,977.0		5,344

SPECIFIC LAND USE PLAN



not to scale



Figure 6

Table 3 PROJECT SUMMARY

VILLAGE	ACREAGE	DWELLING UNITS	% OF UNIT TOTAL
1	550.5	1,668	31%
2	495.1	1,567	30%
3	402.5	1,181	22%
4	225.0	645	12%
5	229.3	283	5%
Major Streets	74.6	—	—
GRAND TOTAL	1,977.0	5,344	100%

Table 4 LAND USE SUMMARY

LAND USE	ACREAGE	DENSITY RANGE	UNIT COUNT	PRODUCT TYPES
Adult Retirement Housing				
Medium High	206.0	5-8	1,229	Adult Retirement/ Cottages/Patio Homes
Subtotal	206.0	6.0	1,229	
Primary Housing				
Low	131.6	.4-2	164	Estates/Ranches
Medium	476.8	2-5	1,774	Primary/ Cottages
Medium High	325.0	5-8	1,777	& SFD
Very High	20.0	14-20	400	Apartments
Subtotal	953.4	4.3	4,115	
Residential Subtotal	1,159.4	4.6	5,344	
Commercial	84.0			
Open Space	98.9			
Greenbelts	3.4			
Neighborhood Parks	21.2			
Community Lake	53.0			
Sports Park	25.0			
Golf Course (36-Hole)	327.5			
College	100.0			
Elementary School	20.0			
Community Facilities Center	10.0			
Major Streets	74.6			
Non-Residential Subtotal	817.6			
GRAND TOTAL	1,977.0	2.7	5,344	

(2.7 du/ac overall density based on 5,344 d.u. on 1,977 ac.)

Table 5 VILLAGE AND PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	ACREAGE	MAXIMUM UNITS	PRODUCT TYPES	DENSITY RANGE
<u>VILLAGE I</u>					
1-1	Commercial	17.0	—	—	—
1-2	Adult Ret/ Med/High	38.0	272	Adult Ret/Cottages & Patio Homes	5-8 du/ac
1-3	Adult Ret/ Med/High	33.0	216	Adult Ret/Cottages & Patio Homes	5-8
1-4	Primary/ Medium	40.5	197	Primary/Cottages & SFD	2-5
1-5	Adult Ret Med/High	12.0	60	Adult Ret/Cottages & Patio Homes	5-8
1-6	Primary/ Med/High	34.0	169	Primary/Cottages & SFD	5-8
1-7	Primary/ Medium	65.0	304	Primary/Cottages & SFD	2-5
1-8	Primary Med/High	43.0	246	Primary/Cottages & SFD	5-8
1-9	Adult Ret/ Med/High	42.0	204	Adult Ret/ Cottages & Patio Homes	5-8
1-10	Golf Course	226.0	—	—	—
SUBTOTAL		550.5	1,668 du		3.0 du/ac

TABLE 5 (cont.), VILLAGE AND PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	ACREAGE	MAXIMUM UNITS	PRODUCT TYPES	DENSITY RANGE
VILLAGE 2					
2-1	College	100.0	—	—	—
2-2	Sports Park	25.0	—	—	—
2-3	Primary/ Low	42.1	78	Ranches	0.4-2
2-4	Primary/ Med High	58.0	344	Primary/ Cottages & SFD	5-8
2-5	Primary/ Med High	20.0	107	Primary/Cottages & SFD	5-8
2-6	Primary/ Very High	20.0	400	Apartments	14-20
2-7	Commercial	27.0	—	—	—
2-8	Primary/ Med High	43.0	265	Primary/ Cottages & SFD	5-8
2-9	Primary/ Med High	42.0	215	Primary/Cottages & SFD	5-8
2-10	Primary/ Medium	40.0	158	Primary/Cottages & SFD	2-5
2-11	Commercial	10.0	—	—	—
2-12	Elem. School	10.0	—	—	—
2-13A	Private Lake	53.0	—	—	—
2-13B	Neighborhood Park	5.0	—	—	—
SUBTOTAL		495.1	1,567		3.2 du/ac

TABLE 5 (CONT.), VILLAGE AND PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	ACREAGE	MAXIMUM UNITS	PRODUCT TYPES	DENSITY RANGE
VILLAGE 3					
3-1	Commercial	30.0	—	—	—
3-2	Commercial Facilities Center	10.0	—	—	—
3-3	Primary/ Med High	50.0	262	Primary/ Cottages & SFD	5-8
3-4	Adult Ret/ Med/High	47.0	249	Adult Retirement/ Cottages & Patio Homes	5-8
3-5	Adult Ret/ Med/High	34.0	228	Adult Retirement/ Cottages & Patio Homes	5-8
3-6	Primary/ Med/High	35.0	169	Primary/Cott ages & SFD	5-8
3-7	Primary/ Medium	80.2	273	Primary/ Ranches & SFD	2-5
3-8	School	10.0	—	—	—
3-9	Golf Course	101.5	—	—	—
3-10	Park	4.8	—	—	—
SUBTOTAL		402.5	1,181		2.9 du/ac

TABLE 5 (CONT.), VILLAGE AND PLANNING AREA SUMMARY

PLANNING AREA	LAND USE	ACREAGE	MAXIMUM UNITS	PRODUCT TYPES	DENSITY RANGE
VILLAGE 4					
4-1	Medium	57.0	226	Primary/ Ranches & SFD	2-5
4-2	Medium	11.4	43	Primary/ Ranches & SFD	2-5
4-3	Medium	50.4	122	Primary/ Ranches & SFD	2-5
4-4	Medium	19.0	57	Primary/ Ranches & SFD	2-5
4-5	Open Space	18.1	--	--	--
4-6	Medium	50.3	197	Primary/ Ranches & SFD	2-5
4-7A	Greenbelt	2.5	--	--	--
4-7B	Park	4.9	--	--	--
4-7C	Greenbelt	0.9	--	--	--
4-7D	Park	1.5	--	--	--
4-8	Open Space	1.5	--	--	--
4-9	Open Space	7.5	--	--	--
SUBTOTAL		225.0	645		2.9 du/ac
VILLAGE 5					
5-1	Primary/Med	63.0	197	Primary/Cottages & SFD	2.5
5-2	Primary/Low	89.5	86	Estates	.4-2
5-3	Open Space	5.0	--	--	--
5-4	Open Space	9.9	--	--	--
5-5	Open Space	56.9	--	--	--
5-6	Neighborhood Park	5.0	--	--	--
SUBTOTAL		229.3	283		1.3 du/ac
OTHER					
	Major Streets	74.6	--	--	--
GRAND TOTAL		1,977.0	5,344		2.7

a. Housing Program

The proposed Specific Plan Amendment project includes several housing products for the adult retirement and primary housing markets. Products proposed in the adult retirement area, include but may not be limited to: cottages and patio homes (medium high density area). (Note: All of the adult retirement product allocated in this specific plan amendment was constructed in Phase I. However, any of the planning areas not designated as adult retirement may have the option to be designated as adult retirement.)

Primary housing neighborhoods will include but may not be limited to: estates (low density neighborhoods), ranches (medium density area), and a blend of cottages and single family detached (SFD) units (medium high density areas), and apartments (very high density areas). The following paragraphs specifically define typical housing types.

Adult Retirement

- Cottages - A single family detached (SFD) home situated on a single lot of 4,000 square feet minimum. Adult retirement cottages may be one or two-story structures and are provided with two side yards.
- Patio Homes - A single family detached (SFD) home situated on a single lot of 3,500 square feet minimum. An adult retirement patio home may be a one- or two-story structure. Varied front setbacks and exterior architectural treatments will be used to create a varied streetscape.

Primary Housing

- Estates - A single family detached (SFD) home situated on a single lot about 1 acre in size. Estates may be one- or two-story structures with two or more car garages. Estate units may be developed on a custom basis or clustered on minimum 10,000 square foot lots.
- Ranches - A single family detached (SFD) home situated on a single lot ranging from 6,500 square feet to one-third acre minimum. Ranches may be one- or two-story structures and are provided with front, side and rear yards.
- Cottages - A single family detached (SFD) home situated on a single lot of 5,500 square feet minimum. Cottages may be one- or two-story structures and are provided with two side yards.
- Single Family Detached - A single family detached (SFD) dwelling unit on a single lot of 4,000 square feet minimum. Single family detached units may be one- or two-story structures and are provided with two side yards. In some areas, “wide and shallow” configurations may be used that provide a more traditional streetscene.
- Apartments - Multi-family attached dwelling units in a two- or three-story building, typically containing 8 to 16 individual units. Open parking and covered carports will be provided for each dwelling unit.

Typical site plans and elevations for most of the product types being proposed are included in Section IV, *Design Guidelines*. The plans and elevations are representative samples of the products being planned for Menifee. However, due to the large scale of the project and the long-range build-out schedule, product types and design may be subject to revisions as the project develops.

The Riverside County Zoning Code will be followed for standards relating to signage, landscaping, parking, etc. In many cases, however, development will achieve results that go well above these minimum standards in order to meet the goals of the Menifee Specific Plan.

b. Commercial Program

The Menifee project proposes four commercial centers comprising a total of 84 acres. Two of the centers will be located at the eastern intersection of Interstate 215 and Newport Road, and will feature “freeway commercial” type uses such as hotels and motels, shopping centers, restaurants and commercial offices. The other two centers will be located at the intersection of Newport Road and Menifee Road, and will be a “community commercial” nature, featuring such uses as convenience markets, supermarkets and other retail stores.

A typical range of uses within the centers may include, but are not necessarily limited to: auto supply, bakery shops, bank, book store, dry cleaners, department store, florist, furniture store, grocery store, hotel/motel, jewelry store, offices, pet shop, photographer shop, restaurant and other retail and service shops. Individual uses will be determined based upon market demand and the plot plans for the individual commercial areas.

Provisions will be made for safe and efficient pedestrian, bicycle, golf cart, automobile and bus circulation in and around all commercial areas. Parking areas for bicycles will also be provided.

Heavy landscaping and buffering will be provided along the edge of all commercial areas adjacent to residential areas and major streets.

Unifying elements such as paving patterns, entry features, signage, landscaping and an architectural theme will visually tie each center together and give it a unique appearance apart from other Menifee commercial centers, unifying each unit with a particular village.

Uses and development standards will be in accordance with the County of Riverside Zoning Code and will be defined with the appropriate Specific Plan goals and standards, plot plans, and Zoning Code will be followed for standards relating to signage, landscaping, parking, etc., in many cases development will achieve results that go well beyond these minimum standards in order to meet the goals of the Menifee Specific Plan.

c. Community Facilities Program

A 100-acre branch of San Jacinto Community College will be located in the southern portion of the project adjacent to Antelope Road. It opened in October 1990 with 2,100 students. A 25-acre Sports Park is proposed within Planning Area 2-2 in the southern portion of the project. The Sports Park may ultimately contain sports fields and active recreational facilities to serve the residents of Menifee and the surrounding community. The facility will be owned and operated by a community service agency (CSA), the Master Homeowners' Association or another appropriate maintenance entity. A private lake is proposed for Planning Area 2-13A. Five neighborhood parks totaling 21.2 acres will be developed within Planning Areas 2-13B (5.0 acres), 3-10 (4.8 acres), 4-7B (4.9 acres), 4-7D (1.5 acres), and 5-6 (5.0 acres). Two public elementary schools (10-acres each) will also be located in the development. The community facilities center will be 10 acres in size and centrally located. (Please see Figure 13, *Open Space and Recreation Plan*.)

2. CIRCULATION PLAN

It is the objective of the Menifee project to provide a direct and convenient access to individual residential clusters and activity centers through a safe and efficient circulation system composed of a network of collector and local roadways, with each designed for its appropriate traffic needs. The project will implement the circulation requirements as indicated on the County of Riverside Master Plan of Arterial Highways.

As shown on Figure 7, *Roadway Circulation Plan*, and Figure 15, *Trail System*, a network of arterial, major and secondary streets (on approximately 75 acres) will mesh with the pedestrian, bicycle and golf cart trails within the project area, to form an extensive access framework. Newport Road, a major east/west 4-lane street forms the central spine. North/south, 4-lane major streets will include Antelope Road, parallel to the freeway, Menifee Road (central), and Briggs Road along the eastern boundary. A street in the northwestern area, Lindenberger Road to the east, and the road serving the college and hospital area are the three secondary streets serving the project. Figure 8 and Figure 9 depict cross-sections of arterial and major highways, secondary roads, collector roads and local streets within the Menifee project.

Note that since approval of the original Salt Creek Specific Plan, an additional traffic study has been prepared to assure the circulation system meets County criteria.

The other important element to the circulation system is the series of bicycle, golf cart, pedestrian trails and equestrian easements that will be an integral part of the open space system and link together all of the land uses in the plan.

Figure 15, *Trail System*, depicts a conceptual layout of the trail system and Figure 10, Figure 11, and Figure 12 show the relationship of the pedestrian and bicycle trails to project area roadways. A brief discussion of the trail system also occurs in Section III.A.3.

Sidewalks, where required for pedestrian circulation, will meet Riverside County criteria.

Circulation goals of the plan are as follows:

- Develop a transportation system which provides adequate automobile circulation, while encouraging alternative means of obtaining access throughout the community. Emphasis will