

B. PLANNING AREA DEVELOPMENT STANDARDS**1. Planning Area 1 - Commercial****a. Descriptive Summary**

Planning Area 1 is proposed as Commercial (C). This designation is intended to provide an area for uses which compliment the regional complex in Planning Area 2. Typical uses would include support and specialty retailers, automotive services, and restaurants. The gross area of Planning Area 1 is 47.9 acres.

b. Land Use and Development Standards

Zoning and Specific Development Standards shall be the same as those contained in Article IXb of Ordinance 348.

c. Planning Standards

- 1) Primary access is gained by one full intersection and two right-in/right-out intersections on Limonite Avenue, as depicted in Exhibit IV-4.
- 2) Secondary access is gained by one right-in/right-out and one full intersection on Hamner Avenue, as depicted in Exhibit IV-4.
- 3) Perimeter landscape treatments will be in accordance with the Conceptual Landscape Plan, Section IV.A.4, and as depicted in Exhibit IV-9.
- 4) Intersection monumentation, as depicted in Exhibit IV-9 and Exhibit IV-30, will be located on Limonite Avenue midway between Interstate 15 and Hamner Avenue.
- 5) Perimeter fencing for Planning Area 1 will be provided in accordance with the Wall and Fence Plan depicted in Exhibit IV-34.
- 6) For Specific Plan Design Guidelines including general, landscape and architectural Design Guidelines, please refer to Section IV.C.