

2. Planning Area 2 - Commercial**a. Descriptive Summary**

Planning Area 2 is proposed as Commercial (C). This designation is intended to provide an area for the development of a regional retail and business complex. Typical uses would include a shopping mall, offices, restaurants and hotels. The gross area of Planning Area 2 is 50.4 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 and one full intersection on Hamner Avenue (shared with P.A. 22), as depicted in Exhibit IV-4.
- 2) Perimeter landscape treatments will be in accordance with the Conceptual Landscape Plan, Section IV.A.4, and as depicted in Exhibit IV-9.
- 3) 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.
- 4) Perimeter fencing for Planning Area 2 will be provided in accordance with the Wall and Fence Plan depicted in Exhibit IV-34.
- 5) For Specific Plan Design Guidelines including general, landscape and architectural Design Guidelines, please refer to Section IV.C.