

3.9.2 Study Area A / Planning Area 1, 2, & 3

DESCRIPTION

Study Area A consists of Planning Area 1, 2 and 3 and is the only study area that lies north of Van Buren Boulevard, and the only study area that lies east of Barton Road. Van Buren Boulevard forms the southerly boundary of Study Area A, and Barton Road forms its westerly boundary. Existing and proposed development in the Orangecrest Hills Specific Plan is adjacent to the north, and the Amelia Earhardt Middle School and Thomas Rivera Elementary School exist adjacent to the east.

This study area is currently used primarily for use as a commercial. Christmas tree farm.

PLANNING AREA 1: SFR 5,000 s.f., DU/AC

a. Description

Planning Area 1 consists of 18 acres allocated for 130 single family dwelling units on 5,000 s.f. lots. This category permits reading rooms, and recreational facilities. Day care centers are allowed subject to a Plot Plan approval. Residential Care facilities and private schools are allowed as alternative uses subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

- Goals 1b and 2a & 2b apply to this Planning Area

c. Design Considerations

- Reverse frontage lots are prohibited except along Van Buren Blvd.
- Develop the parkway along Van Buren Blvd. as shown in Figure III-8
- Residential design along the school property, including access routes, shall incorporate measures to promote compatibility among daily activities
- Residential design along access shall be constructed linking Aptos Street to Gumtree Lane, (Street 'D')
- Preliminary architecture and landscape plans are required with the submittal of subdivision map.
- Primary Residential Landscaping shall be provided along Van Buren Blvd as shown in Figure III-8.

d. Development Standards

- Development Standards shall be in accordance with the S.P. Zone.
- Minimum lot size is 5,000 s.f. net.
- Front Yard open fencing, not exceeding 3' in height, is permitted.

PLANNING AREA 2: SFR 5,000 s.f., 7.2 DU/AC

a. Description

Planning Area 2 consists of 10 acres allocated for 70 single family dwelling units on 5,000 s.f. lots. This category permits reading rooms and recreation facilities. Day care centers are allowed subject to a plot plan approved. Residential care facilities and private schools are allowed as alternative uses subject to approval of a Conditional Use Permit.

b. Relevant Project-Wide Policies

- Goals 16 and 2a & b apply to this Planning Area.

c. Design Considerations

- Develop the parkway along Van Buren Blvd as shown in Figure III-8.
- Access shall be gained from Barton St. and Aptos Street/Gumtree Lane.
- Reverse frontage lots are prohibited except along Van Buren Blvd.
- Develop the parkway along Van Buren Blvd. as shown in Figure III-8.
- Preliminary architecture and landscape plans are required with the submittal of subdivision map.
- Primary Residential Landscaping shall be provided along Van Buren Blvd as shown in Figure III-8.

d. Development Standards

- Development Standards shall be in accordance with the S.P. Zone.
- Minimum lot size is 5,000 s.f. net.
- Front yard open fencing, not exceeding 3' in height, is permitted.

PLANNING AREA 3: SFR 5,000, 7.2 DU/AC

a. Description

Planning Area 3 consists of 8 acres allocated for 58 single family dwelling units on 7,200 s.f. lots. The Planning Area may potentially be increased for full frontage along the west side of Gumtree Lane. This category may also permit licensed care facilities; and day care centers subject to a plot plan approval. Boarding and rooming houses, churches, utility facilities, private recreational facilities and private schools are allowed subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

- Goals 1,2,4 and 5a through d apply to this planning area.

c. Design Considerations

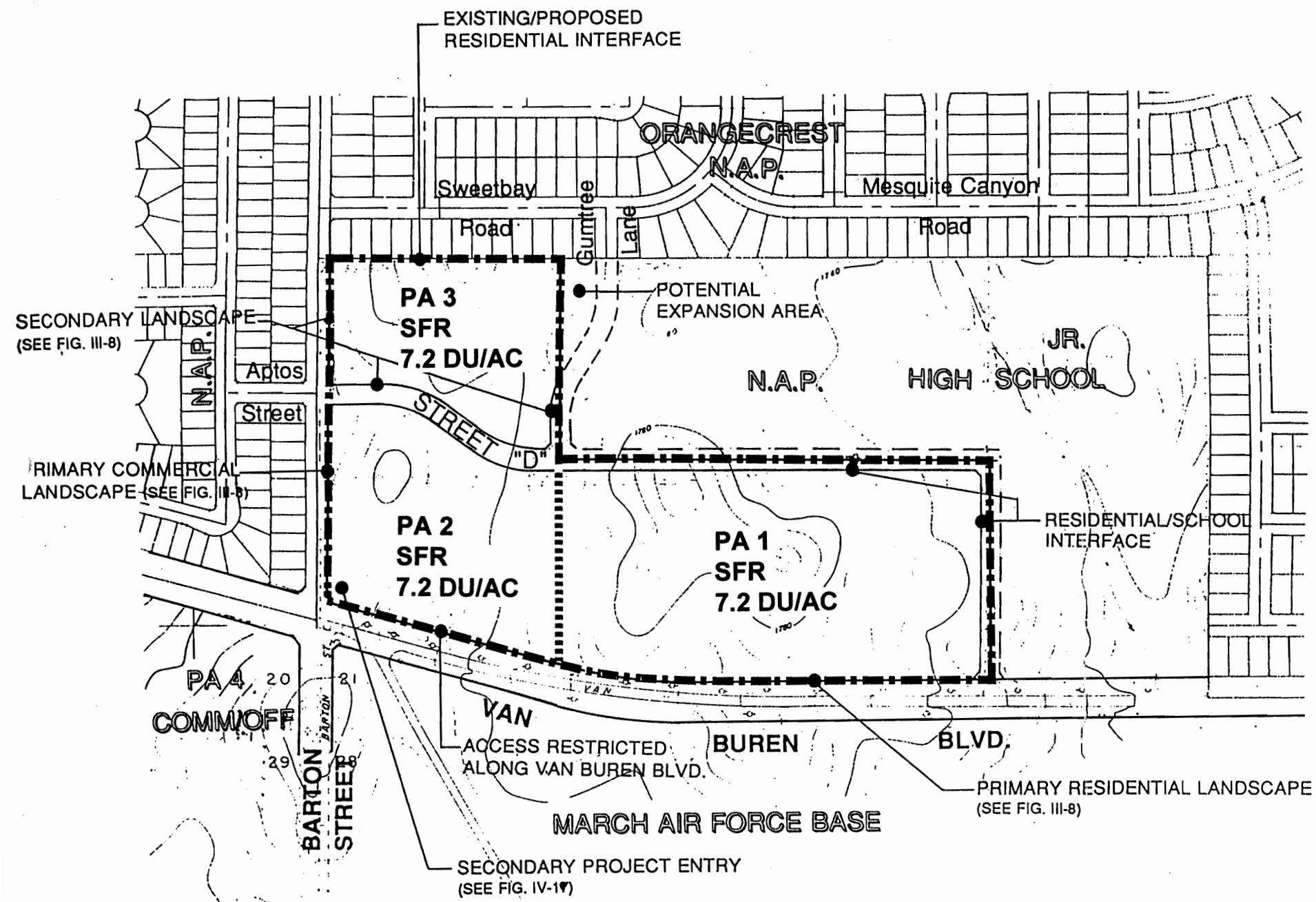
- Design lots to back up to existing residences along the northern boundary.
- Orient lots to face Barton Road and Aptos Street/Gumtree Lane to minimize street-facing walls and to match Barton St. lotting orientation.
- Access (Street 'D') shall be constructed linking Aptos Street with Gumtree Lane.
- Secondary Landscaping shall be provided along Barton Street, Street 'D', and Gumtree Lane.

c. Development Standards

- Development Standards shall be in accordance with the S.P. Zone.
- Minimum lot size shall be 5,000 s.f. net.
- Front yard open fencing, exceeding 3' in height, is permitted.
- Expansion of the planning area along the west side of Gumtree Lane shall not require an amendment to the specific plan. All standards of the planning area shall apply.
- Expansion of the planning area will not result in additional density being added to the planning area.



Study Area A



Scale 1" = 400'

PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
1	SFR	18	130	5,000 S.F.
2	SFR	10	72	5,000 S.F.
3	SFR	8	58	5,000 S.F.

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Figure #III-19