



Policy Areas

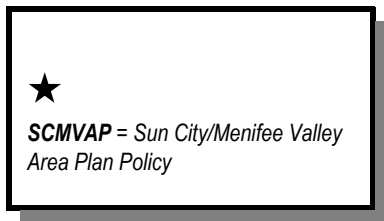
A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Sun City/Menifee Valley Policy Areas are shown on Figure 4, Policy Areas, and are described in detail below.

POLICY AREAS

Six Policy Areas have been designated within the Sun City/Menifee Valley Area Plan. They are important locales that have special significance to the residents of the part of the County, or will have when their development potential is realized. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Sun City/Menifee area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. Their boundaries are shown on Figure 4, Policy Areas. These boundaries are only approximate and may be interpreted more precisely as decision are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

Senior Design

A significant senior population resides within the Valley. While the majority of the Menifee Valley will develop with a more diverse population in mind, some continued recognition of this historically specialized resident profile is focused in and around the Sun City community. That is what accounts for the following incentives for housing development and design standards for both residential and commercial uses to serve this population.



Policies:

Senior Housing Design



SCMVAP 1.1 Facilitate development and promote adequate design through adherence to policies in the General Plan Land Use and Housing Elements and the County’s Zoning Code.

SCMVAP 1.2 Provide innovative housing in new development proposals that specifically addresses the needs of seniors and includes the following features:
a. smaller yards;
b. low-maintenance landscaping; and
c. modified kitchens.

Senior Commercial and Office Design



SCMVAP 1.3 Ensure proper design through adherence to the Community Design section of the General Plan Land Use Element.



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- SCMVAP 1.4 Prohibit compact car parking spaces.
- SCMVAP 1.5 Require 100% more handicapped spaces over the number required in the County's Zoning Code.
- SCMVAP 1.6 Facilitate pedestrian movement by thoughtful placement of utilities.

Interstate 215 Corridor

Two non-contiguous areas fronting Interstate 215, one north of Newport Road and one south of Newport Road, have been identified as a policy area to further direct development and operations of commercial, industrial, residential and recreational uses. The policies below apply to both the North and South Policy Areas. Additional policies apply just to Interstate 215 Corridor Policy Area South.

Policies:

Interstate 215 Corridor

- SCMVAP 2.1 Development shall incorporate visual buffers of landscaping, equipment and storage area screening, and roof treatments on properties abutting either Interstate 215 or residentially designated property.
- SCMVAP 2.2 In the absence of a facilities financing program for either transportation or water and sewer facilities, the following provisions apply to applications within Interstate 215 Corridor Policy Areas:
 - a. Change of zone applications may be approved without a transportation or water and sewer facilities financing program in place.
 - b. All proposed applications must comply with the County's traffic study requirements. Applications having no significant cumulative or local traffic impacts identified may be approved without a transportation facilities financing program in place.
 - c. Development applications may be approved in the absence of a water and sewer facilities program if they comply with all requirements established by the water and sewer purveyor and they are conditioned to participate in any future water and sewer facilities financing program or, in the absence of such a program at the time of construction, to construct their fair-share of off-site dry water and sewer facilities improvements.

Interstate 215 Corridor South