

### **3.1.1 Commercial Retail (CR) District**

The Commercial Retail district covers an area of approximately ~~53.7~~ 54.1 acres, or approximately ~~22~~ 21 percent of the ~~257.6~~ 258.0-acre Specific Plan area. This area is primarily fronts Main Street from Harrison Street to the northern City border. The intent of this district is to attract a general merchandise tenant mix with amenities that appeal to residents and customers such as open space, parks, plazas and pedestrian walkways.

Currently, the district contains an eclectic mix of architectural building types with a range of building materials and colors. The landscaping of the area is, in most cases, minimal, and there is no general landscape theme to the district. In order to unify the diverse elements of the Commercial Retail District, this Specific Plan establishes special color, materials, and landscaping palettes and guidelines for use within the district. Chapter 4, DESIGN GUIDELINES, in this document contains a complete discussion of recommended colors, materials, and plants for use within the Specific Plan area. It also sets forth general architectural, landscape architectural, and signage design guidelines. It is the intent of this Specific Plan that each shopping center within the CR District will be able to reflect its own identity, theme, and signage, while the various palettes and design guidelines will help to impose a sense of unity and harmony to the district as a whole.

### **3.1.2 Transitional Retail (TR)**

The northernmost portion of the Specific Plan area contains an existing mobile home park on approximately 6.9 acres. Because of the parks location directly on North Main Street, there is the potential for this property to eventually transition from the existing residential use to higher intensity commercial development. The area to the south of the mobile home park already is developed with a nearly 100,000 square foot shopping center that includes a McDonalds restaurant and several smaller stores. A freeway access ramp and overpass recently opened to traffic just northeast of the site at the I-15 freeway and Hidden Valley Parkway Drive. In addition, an expansion of the Target Center in adjacent Norco has been approved and is under construction. The Center is being expanded to include several regional-serving big box users, a grocery store, and several smaller, locally-serving stores.

If allowed to transition from residential to retail development, this site will be permitted to develop with approximately 75,875 square feet of retail and support commercial uses. A program to relocate the existing mobile homes and/or residents of the mobile home park will need to be developed by the property owner and approved by the City before the site will be permitted to transition to commercial use. The City shall be encouraged to provide affordable housing in other sections of the City outside of the *North Main Street District Specific Plan* area for existing mobile home park residents.

### **3.1.3 Transit Commercial (TC) District**

This Transit Commercial District contains parcels on either side of the AT&SF railroad right-of-way, north of Grand Boulevard and south of Blaine Street, between Sheridan and Joy Streets. The Transit Commercial District consists of approximately 13.2 acres.