

Planning Area 2 – Community Facilities - Site Zoning Regulations and Criteria, (see Figure III-1; Planning Areas 1 and 2.

b) Description

Planning Area 2 will be developed as a Community Facilities (CF) site and will be accessed from the signalized intersection at Kelly Drive and El Camino Real. The total gross acreage provided for Planning Area 2 is 2.3 acres. The Community Facilities may be subject to the approval of a Special Use Permit or a Conditional Use Permit, depending upon the actual development proposed. Community Facilities requirements for the Robertson Ranch Master Plan are based on Section 21.25.070 of the Carlsbad Municipal Code (CMC) but are modified per this Master Plan.

Up to 2.0 acres of the required 5.0 acres of Community Facilities will be provided in Planning Area 2. Development of community facilities within Planning Area 2 may include child daycare, a church or place of worship, charitable services, social clubs, a community garden, urban farm, farmer's market or other community facility uses conditionally permitted under Section 21.25.040 of the Carlsbad Municipal Code or as listed in this Master Plan.

Implementation of Master Plan Vision and Goals

The purpose of this Planning Area is to provide for Community Facilities which benefit the community of Robertson Ranch as a whole by satisfying social, human, service needs.

Final Land Use Regulations

- General Plan Land Use Designation: CF (Community Facilities)
- Underlying Zone Designation: C-F (Community Facilities)

Product Type

Not Applicable.

Required Development Permits

Special Use Permit (El Camino Real Scenic Corridor)

Minor Conditional Use Permit unless specified as a Major CUP for uses listed in Table A in CMC Chapter 21.25.

Development Standards.

Planning Area 2 shall be developed as a Community Facilities site, which will provide community-oriented uses, consistent with those allowed per CMC Chapter 21.25. The community facilities designation shall be subject to the requirements and time frames stipulated in Section 21.25.030 of the Carlsbad Municipal Code.

No building in the C-F zone shall exceed a height of thirty-five feet and three levels if a minimum roof pitch of 3:12 is provided or twenty-four feet and two levels if a roof pitch less steep than 3:12 is provided. Architectural projections may be allowed pursuant to Section 21.46.020 of the Carlsbad Municipal Code. Development standards for this planning area shall be in accordance with the requirements of CMC Chapter 21.25.

Allowed Uses	<ul style="list-style-type: none">• Child daycare (Required Use)• Adult and/or Senior daycare• Church• Social club• Dog park• Community garden.• Urban farm/Vegetable stand• Farmers Market• Uses listed in Table A in CMC Section 21.25
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Setbacks

- A 50-foot structural setback shall be provided along El Camino Real. Parking may be located within the rear 25 feet of the setback.
- A minimum of 50 percent of the required setback that is located closest to El Camino Real shall be landscaped to enhance the street scene. Project perimeter walls shall not be located in the landscaped buffer. The setback shall be commonly owned and maintained by the Master HOA.

Special Design Criteria

1. Landscaping in areas adjacent to open space (Planning Area 23A) shall be compatible with adjacent vegetation.
2. Lighting adjacent to Planning Area 23A shall be selectively placed, shielded, and directed away from adjacent land uses.
3. Signage may be provided in the areas depicted on Figure III-27; *Key to Entries, Signs and Edge Conditions*, pursuant to the Carlsbad Municipal Code Section 21.41.