

AREA PD-15: Area southwest of Peck Road/Duarte Road Intersection: This area is developed with a combination of new and old industrial and high density residential uses. Specifically, auto repair uses are located along Peck Road at the north end of the site, and multiple-family residential uses are located along Peck Road at the south end of the site. A relatively new light industrial park occupies much of the central portion of the site. A handful of small, modest houses are wedged between the auto uses and industrial park. This area has incompatible land uses, particularly residential abutting auto repair uses. There is a need to improve the physical appearance of existing uses, and increase the use of on-site landscaping. This area is suitable for light industrial development provided it is well designed and compatible with adjacent uses, particularly the middle school.

The following development guidelines apply to PD Area 15:

1. Encourage replacement of small houses and auto repair uses with light industrial or R&D uses, preferably through lot consolidation.
2. New development shall emphasize building design and landscaping. All uses shall be well designed and compatible with surrounding uses.
3. Visual buffering between light industrial and surrounding uses shall be encouraged to protect surrounding residential uses from noise, light and glare, and air pollution. Such buffering shall include, but not be limited to, trees, shrubbery, and decorative solid walls.
4. All proposed uses shall be assessed to determine whether or not they will adversely affect school activities.
5. High density multiple residential can continue on lots fronting Peck Road that are currently developed with residential uses.



Legend

- Parcels
- Area 15

City of Monrovia
Community Development Department
Planned Development Area 15

