

Chapter 17.64

PLANNED DEVELOPMENT (PD)

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17.64.010 Intent.

The provisions of this chapter are to be applied in instances where tracts of land of considerable size are developed, redeveloped or renewed as integrated and harmonious units, and where the overall design of such units is so outstanding as to warrant modification of the standards contained elsewhere in this title. A planned development to be eligible under this chapter, must be:

- A. In accordance with the comprehensive plans of the city including all plans for redevelopment and renewal;
- B. Composed of such uses, and in such proportions, as are most appropriate and necessary for the integrated functioning of the planned development and for the city;
- C. So designed in its space allocation, orientation, texture, materials, landscaping and other features as to produce an environment of stable and desirable character, complementing the design and values of the surrounding

neighborhood, and showing such unusual merit as to reflect credit upon the developer and upon the city; and

D. So arranged as to provide a minimum of sixty (60) percent of gross planned development area for usable open space on the tract. (Ord. 386 § 1301, 2002)

17.64.020 Tract.

The tract for which application is made must have the following minimum area:

- A. For a planned development unit under Section 17.64.040(A), one-half acres in the case of dwellings only, and one acre in all other cases;
- B. For a planned development district under Section 17.64.040(B), one acre in the case of dwellings only, and two acres in all other cases. (Ord. 386 § 1302, 2002)

17.64.030 Who may apply.

An application may be filed by: (1) the owner or owners or lessee or lessees of all land and structures included within the tract; or (2) any governmental agency. The holder of a written option or contract to purchase or lease land and/or structures shall, for the purposes of such application, be deemed the owner or lessee of the land and/or structures covered by such option or contract. (Ord. 386 § 1303, 2002)

17.64.040 Application and general plans.

Each application shall state the proposed modifications of existing planning commission and shall be accompanied by general plans, including

contoured site plans. The general plans shall show the improvements to be erected upon the tract, the open spaces to be provided, the nature and location of the proposed used or uses, the relationship of the proposed development to surrounding properties, and other pertinent information.

The application and general plans shall be sufficient in scope and character to determine that the intent of this chapter stated in Section 17.64.010 will be met. Any proposed division of the tract into separately owned and operated units shall be indicated. The application and general plans shall be filed and acted upon in the following manner:

A. Where the proposed modifications of existing planning commission concern only the bulk and placement of structures and the size and shape of lots, regulation of lot area, average lot width, distance between buildings, size of courts, yards, gross floor area, building height, and/or building coverage, or involve a reduction of lot area per dwelling unit of no more than thirty-three (33) percent, such application and general plans shall be filed with the planning commission and acted upon as a permitted conditional use. If such application and general plans are approved by the planning commission, upon specific findings that the intent stated in Section 17.64.010 will be met, such approval shall be construed to modify provisions contained elsewhere in this title, insofar, and only insofar, as specific deletions, additions and changes are made which are related to land and structures in the tract, and the tract shall be designated a planned development

unit within the existing planning commission district, provided that the requirements of Section 17.64.050 are met.

B. In any other case, the application and general plans shall be filed with the city council and acted upon as a proposed amendment to this title. If such application and general plans are approved by the city council, following a favorable recommendation by the planning commission, upon specific finding that the intent stated in Section 17.64.010 above will be met, such approval shall be construed to amend this title insofar, and only insofar, as specific deletions, additions and changes are made which are related to the land and structures in the tract, and the tract shall be designed as a separate planned development district, provided that the requirements of Section 17.64.050 are met. (Ord. 386 § 1304, 2002)

17.64.050 Subsequent performance.

The official planning commission map shall carry a notation of the location and boundaries of any planned development unit or planned development district approved as above, giving a reference to a file in which full information concerning the provisions applying to the same may be found.

A. After the approval of the application and general plans, the applicant shall file detailed plans for review by the planning commission, showing the details of the proposed development as fully as possible, and including elevations and perspectives of proposed construction. If the applicant

later wishes to change any of the details of the proposed development, further detailed plans shall be filed for review by the planning commission. No building permit for the proposed development or any part thereof shall be issued until the planning commission has determined that the pertinent detailed plans are in accordance with the application and general plans as approved and with the intent stated in Section 17.64.010. If any detailed plans are not acted upon by the planning commission within sixty (60) days after they are submitted to it, they shall be deemed to be approved.

B. Within three months after the approval of the application and general plans, a certified copy of such application and general plans shall be filed by the applicant at his or her or its own expense in the office of the city finance officer.

C. If construction of improvements is not begun and diligently prosecuted to completion within a reasonable time established by the planning commission at the time of approval of detailed plans, and if an extension of time is not given by the planning commission for good cause shown, then the modifications or amendments of this title provided for in Section 17.64.040 shall become null and void, and the tract shall revert to all the requirements of its previous planning commission. No certificate of planning commission compliance shall be issued until a detailed report is submitted by the applicant to the planning commission showing the outcome of construction and the planning commission certifies that all requirements of this chapter

relating to planned developments have been met. (Ord. 386 § 1305, 2002)

17.64.060 Subdivision regulation variance.

The standards and requirements of this title relating to subdivision regulation may be modified by the city council in the case of a plan for planned development, which in the judgment of the city council provide adequate public spaces and improvements for the circulation, recreation, light, air, and service need of the tract when fully developed and populated, and which also provide such covenants or other legal provisions as will assure conformity to and achievement of the plan. (Ord. 386 § 1306, 2002)