

# CHAPTER 17.64 PD: PLANNED DEVELOPMENT DISTRICT

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**17.641** **Intent.** This chapter is intended to be applied in cases where tracts of land of considerable size are developed, redeveloped, or renewed as integrated and harmonious units, and where the overall design of the project area is so outstanding as to warrant modification of the general standards contained elsewhere in this Ordinance. A planned development to be eligible under this chapter shall: (1) conform to the City's currently adopted Comprehensive Plan; (2) be 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; (3) be 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 show such unusual merit as to reflect credit upon the developer and upon the City; and (4) be so arranged as to provide a reasonable percentage of usable open space on the approved tract.

### **17.642** **Application and Procedure.**

- A. Eligibility. An application may be filed by either (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.
- B. Consultation. Prior to submitting an Initial Development Plan, an applicant shall meet with the Planning Commission on an informal basis at its regular meeting to describe his or her proposal. The Planning Commission will evaluate and critique the nature of the proposal based on the principals discussed in Chapter 17.64.01.
- C. Initial Development Plan. If an applicant decides to request a text amendment and change of zone to the Planned Development District, it shall be submitted to the Authorized Official, showing the information specified in Chapter 17.64.03, a minimum of thirty (30) days prior to the Planning Commission meeting at which consideration is desired. After the planned development request has been reviewed, the Planning Commission shall make a recommendation to the City Council on the

requested text amendment and change of zone. The City Council shall then act to approve or deny the request.

The text amendment and change of zone request are subject to the requirements specified in Chapter 17.92. No building permit shall be issued within the development until the final development plan is approved and the plat is filed.

- D. Final Development Plan. Prior to obtaining building permits for construction on any lots in the Planned Development District, the applicant shall present a final development plan showing the information specified in Chapter 17.64.04 to the Planning Commission, who shall have the sole authority to approve, deny, or amend the plan.
  
- E. Amendments.
  - 1. Major Amendments. Major amendments to the initial and/or final development plan shall be approved as a text amendment to this Ordinance in conformance with Chapter 17.92.
  
  - 2. Minor Amendments. Minor amendments to the final development plan shall be submitted to the Authorized Official on a copy of the final development plan showing the requested changes. The Authorized Official may then approve the change in writing if he/she deems it appropriate and in compliance with the Comprehensive Plan and all relevant laws.

**17643** **Initial Development Plan.** The Initial Development Plan shall include the following information:

- A. The subdivision name, the legal description, and the individual project name (if any).
  
- B. A preliminary subdivision plat in compliance with the City's adopted land subdivision regulations, including contoured site plans.
  
- C. The proposed development scheme showing the following information:
  - 1. Size, location, and dimensions of all proposed buildings and structures.
  
  - 2. A list and description of all proposed principal land uses that will be conducted within each building or structure.
  
  - 3. Off-street parking lot arrangement designating all proposed parking spaces and off-street loading spaces.

4. The proposed minimum Lot Area, Yard, and Height Regulations for each principal land use.
  5. Proposed design features illustrating compatibility to the surrounding environment and neighborhood.
  6. The location and general description of any open spaces.
  7. Anticipated subarea development sequence or phases.
- D. Unless otherwise specifically differentiated on the initial development plan, all development standards shall be the same as those set forth in a designated zoning district, which shall be referenced and set baseline standards for each subarea as part of the final development plan.

**17644 Final Development Plan.** The Final Development Plan shall include the following information:

- A. Final development plan approval shall expire one (1) year from the date upon which it becomes effective if no work has commenced. Upon written request to the Authorized Official and prior to the final development plan approval expiration date, a time extension for the final development plan approval may be granted.
- B. The final development plan shall show the following information:
  1. The subdivision name, the legal description, and the individual project name (if any).
  2. Boundaries of the subarea or subareas submitted for approval superimposed on the map of the initial development plan.
  3. A subdivision plat of the subarea or subareas submitted for approval in compliance with the City's adopted land subdivision regulations, including contoured site plans.
  4. A scale drawing showing the following information will be required:
    - a. Size, location, and dimensions of proposed buildings and structures.
    - b. A list and description of all proposed principal land uses that will be conducted within each building or structure.
    - c. Off-street parking lot arrangement designating all proposed parking spaces and off-street loading spaces.
    - d. The proposed minimum Lot Area, Yard, and Height

Regulations for each principal land use.

- e. Any sidewalks, bikeways, or other recreational paths.
  - f. Any outdoor lighting, type and location, except for standard street lights provided by the City.
  - g. Landscaping plans showing the type and location of any walls or fences; the placement, size, and species of any trees or shrubs; and berms in areas that will be sod or seeded.
  - h. All existing and proposed utilities, drainage ways, water courses and location of above ground existing utilities on adjacent properties.
  - i. Curb cuts and all private drives.
  - j. Existing principal land uses on adjacent properties and a description of how the proposed development is compatible with those properties.
  - k. Documentation of the ownership and maintenance responsibility of any common open spaces, buildings, or structures, including private streets.
5. Unless otherwise specifically differentiated on the final development plan, all development standards shall be the same as those set forth in a designated zoning district, which shall be referenced and set baseline standards for each subarea as part of the final development plan.

**17645 Amendments.**

- A. Major Amendments. The following changes in an initial and/or final development plan are considered major amendments:
- 1. The addition or removal of any of the principal land uses.
  - 2. Any adjustment to the size and shape of an individual lot's building envelope (increasing the height or reducing the building setback).
  - 3. Any adjustment to a principal land use's minimum Lot Area, Yard, and Height requirements.
  - 4. Any change in the arrangement of or minimum number of off-street parking spaces and off-street loading spaces.

5. Any other change to the baseline standards for each subarea approved as part of an initial and/or final development plan.

B. Minor Amendments. The following changes in an initial and/or final development plan are considered minor amendments:

1. Any change in the number or location of curb cuts.
2. Any decrease in the size of required open areas.
3. Any change in the street pattern.
4. Any adjustment of a building or structure within a previously established building envelope.
5. A change to anything other than the baseline standards for each subarea approved as part of an initial and/or final development plan.