

**CHAPTER 153**  
**Planned Development Zoning District (PD)**

**SECTION:**

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**SECTION 153.160                      PURPOSE AND INTENT**

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The purpose of this District is to encourage a desired level of pre-planning for the development or redevelopment of land and to establish innovative design solutions while retaining good land use relationships and compatibility with adjoining property. This District's function is to facilitate the variation of standards of the Zoning Ordinance under proper planning and to achieve, where appropriate, unique and imaginative community design whenever it can be demonstrated that such variation will result in an environment superior to that possible under the normal application of City Standards. (Ord. 98-04)

**153.161                                      GENERAL PROVISIONS**

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The following general provisions shall apply to all planned development (PD) districts.

- A. No PD District shall be established on any parcels or a combination of parcels of less than one (1) acre.
- B. The PD District shall be in compliance with the General Plan.
- C. Each PD District shall be numbered, the first adopted being shown on the Zoning Map as PD (1) and each district subsequently adopted being numbered consecutively.
- D. Development of a PD District may proceed by phases. Such phases shall be reasonable and logical in size, shape and function and in relationship to other development units within the District. A separate master plan and/or development plan shall be required for each phase of a development not included in the original master plan and/or development plan application.
- E. All land in a proposed PD District shall be held in one (1) ownership or under unified control or have the written consent or agreement of all owners of property proposed for inclusion in the development.

F. The City may initiate a PD District where, in the opinion of the City, the establishment of such district is in the best interest of the City.

G. The Director of Planning and Community Development may authorize the review of the master plan and development plan simultaneously.

H. Compliance with any requirement shall not be construed to relieve an applicant from compliance with subdivision regulations, building code requirements or any other applicable regulations of the City.

I. Any change to an approved master plan or development plan shall be submitted to the Planning Commission and/or City Council for approval prior to said change going into effect. Minor modifications to the Master Plan or Development Plan may be approved by the Community Development Director as authorized by Section 153.162(D-6). Minor modifications considered and approved by the Community Development Director do not require public notice or hearing.

J. Previously approved Planned Developments which have since expired and are established with a PD (#) zone may be processed without a new Master Plan but shall be processed in accordance with Section 153.163. (Ord. 98-04)

## **153.162 MASTER PLAN**

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*A. Initiation of Application:* An application for a master plan for a PD District may be initiated by the property owner of record, an authorized agent or by the City in accordance with the procedures set forth in the City Code.

*B. Accompanying Documents:* An application for a PD District shall be accompanied by a master plan (maps and explanatory text) for the entire area and such other material as specified herein. A master plan need not be prepared when the City initiates the re-zoning to a Planned Development District.

*C. Master Plan Requirements:* Planned Development (PD) Zone District: The project master plan shall, when required, set for the following:

1. Location and boundaries for the area proposed for the PD District, including legal description.
2. Present and approximate proposed topography of the area including natural features that are to be retained (ie. Stands of trees, rock outcroppings, streams, etc.).
3. General categories of all proposed land uses including (but not limited to) residential, commercial and professional centers, public buildings, school sites, recreational facilities and all common open spaces.
4. Proposed densities of all areas indicated for residential development and coverage for commercial and industrial development.
5. Proposed property development standards as applicable under Section 153.164.

6. The location and width of all public and private streets and easements.
7. General site data, including acreage in total development, total acreage in each density and land use classification, public facilities, school site and total acreage devoted to common open space.

D. *Review and Processing of Master Plans:* The project master plan shall be subject to review by the Community Development Department and subsequent adjudication by the Planning Commission and City Council as follows:

1. The Planning Commission shall hold a public hearing on such application and may approve or conditionally approve the master plan (rezone to PD) if it finds the criteria set forth herein have been satisfied.
2. The Planning Commission may recommend disapproval (rezone to PD) of the master plan if it finds that any of the criteria have not been satisfied or that the master plan would be detrimental to the health, safety, convenience or welfare of the public.
3. The decision and findings of the Planning Commission shall be forwarded along with the master plan (rezone to PD) to the City Council. The City Council shall hold a public hearing and either approve, conditionally approve or disapprove the master plan (rezone to PD). The decision of the City Council shall be final.
4. Public hearing procedures shall be governed by Chapter 16, Title 10 of the City Code.
5. An application for a PD district master plan shall be accompanied by a filing fee as established by resolution, from time to time, by the City Council. The applicant shall also be responsible for all costs associated with the review of the master plan (rezone to PD) by the City Engineer and other consultants to the City.
6. An adopted master plan may be modified upon approval by the Director of Planning and Community Development. Any modification shall be approved only when, in the opinion of the Director of Planning and Community Development, such modification is deemed minor in nature.
7. Where the City initiates the rezone to PD a master plan shall not be required.

E. *Required Findings of Fact:* The Planning Commission, after a public hearing, may recommend the establishment of a master plan, PD district, and the City Council, after a public hearing, may by ordinance establish a PD district; provided, they find that the facts submitted with the application and presented at the public hearings confirm:

1. That each individual unit of the development if built in stages, as well as the total development, can exist as an independent unit capable of creating a good environment in the locality and being in any stage as desirable and stable as the

total development.

2. That the uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.
3. That any deviation from the standard ordinance requirements is warranted by the unusual design and additional amenities incorporated in the development plan which offer certain redeeming features to compensate for any deviations that may be permitted, and
4. That the principles incorporated in the proposed master plan identify unique characteristics which could not otherwise be achieved under the other zoning districts.
5. Where a PD rezone is initiated by the previous finds are not required nor is a master plan required.

### **153.163 DEVELOPMENT PLAN**

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#### **A. *Application:***

1. After the establishment of a PD district (approval of a MASTER PLAN, where required), an application for a development plan which is in conformance with the approved project master plan shall be filed with the Planning Department and the applicable filing fee paid. The applicant shall also be responsible for all costs associated with the review of the development plan by the City Engineer.
2. A development plan application shall be processed in the same manner as a conditional use permit and submitted to the Planning Commission for approval. Modification's to previously approved development plan shall be processed in the same manner as a conditional use permit.
3. Where a master plan is not required and the PD rezone was initiated by the City, a development plan shall be judged upon its merits in accordance with the intent of the PD district.

#### **B. *Scope of Development Plan; Amendments:***

1. A development plan may cover all or a portion of the area included in the PD district. No building permit shall be issued for any new building or structure unless a development plan has been approved as specified herein. An approved development plan may be modified upon approval by the Director of Planning and Community Development. Such modification shall be approved only when, in the opinion of the Director of Planning and Community Development, such modification is deemed minor in nature.
2. Minor modifications may include the addition to existing buildings which do not exceed 5% of the existing floor area. Modification to signs where the square footage is not increased more than 10% of the existing square

footage.

3. The Community Development Director may approve other minor modifications that may include modification to landscape and irrigation plans, treatment of and design of screening, including fences and re-configuration of on-site circulation and parking design that may be a benefit to the project.

C. *Development Plan Requirements.*

The development plan shall set forth the following and shall be presented in the form as may be required by the Director of Planning and Community Development.

1. The exact boundaries and legal description of the property to be developed.
2. All proposed improvements that are to be constructed on the land and their specific locations including but not limited to all residential and nonresidential structures, recreational facilities and typical plans showing walls, fences, trash areas, streets and walk areas.
3. Common open space showing size, general grades and function upon completion, where appropriate.
4. The location and dimension of all off-street parking facilities, public and private.
5. Location and size of all public and quasi-public sites, if applicable (i.e., schools, churches, parks, etc.)
6. A tabulation of the percentage of total building coverage (enclosed structures) of the development for each land use classification.
7. A tabulation of densities within each project area or sector.
8. Building elevation of the architectural style(s) to be constructed. Elevations shall identify exterior materials, type of roofing, screening of mechanical equipment both on the ground and roof - mounted, and color scheme. All structures shall be designed and oriented for passive energy savings.
9. A schematic landscaping plan indicating the type and size of plant material to be used and the method of providing permanent maintenance to all planted areas and open space. This shall include a street tree-planting plan in accordance with Section 3-1-2 of the City Code.
10. If applicable, a subdivision map showing land divisions. The tentative and final subdivision map shall comply with the State Subdivision Map Act and Title 11 of the City Code with the exception that any permit issued in conjunction with a tentative subdivision map shall expire no sooner than the approved tentative map, or any extension hereof.

11. An anticipated development schedule from ground breaking to occupancy.

12. Optional items such as an economic feasibility study, traffic and noise analysis may be required at the discretion of the Community Development Director.

D. *Design Guidelines.*

The following design guidelines are established for all PD Districts:

1. The overall plan shall achieve a harmonious and integrated relationship between the land, buildings and uses.

2. Private and common open space, pedestrian and vehicular circulation facilities, parking facilities and other pertinent amenities when proposed by the applicant or required by the City shall be an integral part of the landscape and particular attention shall be given to the retention of natural landscape features of the site. When the design consists of single-family dwellings with private open space, such private open space, fronting public or private roads and exterior side yards, shall be landscaped.

3. The layout of structures and other facilities which effect a conservation in street and utility improvements in relationship to other economic and environmental concerns shall be encouraged.

4. Recreational areas (active and passive) when proposed by the applicant or required by the City shall be generally dispersed throughout the development and shall be easily accessible from all residential units within a PD District.

5. Architectural variety, as well as the establishment of compatible architectural styles and environmental harmony within the development shall be attained. All structures shall be design for passive energy savings.

6. Fencing and screening shall be incorporated into the design of the project when proposed by the applicant or required by the City.

E. Uses permitted within a development shall be those uses permitted by right in the base zone district. Uses requiring a conditional use permit in the base zone district shall require Development Plan application submittal and approval. (Ord. 87-11; Amended Ord. 98-04)

**153.164 PROPERTY DEVELOPMENT STANDARDS:**

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The following property development standards shall apply to all land and buildings in a PD District.

A. *Lot Areas:* No provision for individual land uses; however, the total lot area of the PD District shall not be less than one (1) acre.

B. *Lot Coverage*: In the area covered by the development plan, exclusive of all dedicated public rights of way, the minimum lot coverage shall be as approved by the Planning Commission or City Council.

C. *Lot Dimensions*: All lot dimensions shall be as approved by the Planning Commission or City Council.

D. *Setback Requirements*: All setback requirements shall be as approved by the Planning Commission or City Council.

E. *Distance Between Buildings*: No provisions, except that all buildings shall be shaped, designed and organized to allow adequate access of persons, light and air as approved by the Planning Commission or City Council.

F. *Building Heights*: As approved by the Planning Commission or City Council.

G. *Design Review and Site Plan Approval*: No application is required; however, approval shall be accomplished through the approval of the conditional use permit required for the development plan. The Planning Commission or City Council shall have the approval authority of the architectural style and design of the development within the PD District. Unless otherwise approved, single-family roof-mounted heating and air conditioning and other mechanical equipment must be screened with solid material for a minimum line of sight of twenty feet (20').

H. *Yards, Landscaping, Open Space Requirements*:

1. Yards: All front, side and rear yards shall be shown on the development plan and approved by the Planning Commission depending on the placement and type of structures.

2. Landscaping

- a. All common open space not utilized for off-street parking shall be landscaped.
- b. A landscaping plan and street tree planting plan, including a permanent underground irrigation system, which also shows finished grades for the entire project shall be approved by the Director of Public Works prior to the issuance of any building permit.
- c. All private yards and open space facing or adjacent to a public or private roadway shall be landscaped and an underground irrigation system shall be installed prior to occupancy of any unit or building. Such landscape plan and irrigation system is subject to approval by the Director of Public Works.

3. Open Space Requirements

- a. Private Open Space: For all ground level dwelling units, a minimum of four hundred (400) square feet of private open space per unit shall be provided.
- b. Common Open Space: Where proposed by the applicant or required by the City, the minimum common open space requirements shall be as follows:

i. Single-family Units: Thirty five percent (35%) of the gross designated single-family area.

ii. Two-family Units: Thirty percent (30%) of the gross designated two-family area.

iii. Three to Nine-family Units: Twenty five percent (25%) of the gross designated medium density multiple-family areas.

iv. Ten or More Units: Twenty percent (20%) of the gross designated high-density multiple-family area.

v. Commercial/Industrial Buildings: As approved by the Planning Commission or City Council.

I. *Fences, Hedges and Walls*: The type, size and location of all fences, hedges and walls shall be as shown on the proposed development plan.

J. *Off-street Parking Requirements*: Off-street parking requirements and standards for all uses shall be the same as the requirements specified for the same or similar uses in Chapter 13 Title 10 of the City Code.

K. *Off-street Loading Requirements*: Off-street loading requirements and standards shall be the same as those specified for the same or similar uses in Sections 153.180 through 153.185 of this Title.

L. *Access: Vehicular Access*:

a. There shall be vehicular access from a dedicated street or alley to off-street parking facilities on property requiring off-street parking.

b. All ingress to and egress from public property shall be in a forward motion, except for single and two-family residences abutting on local streets.

2. *Pedestrian Access*: There shall be pedestrian access from a private or dedicated street to property used for residential purposes. A driveway shall be considered pedestrian access.

M. *Signing*: Sign restrictions for all uses shall be the same as those specified for the same or similar uses in Section 153.280 through 153.285 of this Title.

N. *Laundry, Clothes Drying Areas, Facilities*: For all residential uses, there shall be provided on the subject lot adequate (as determined by the Planning Commission) laundry and clothes drying areas and facilities which shall not be visible from adjacent, adjoining or public property.

O. *Solid Waste Storage, Disposal Facilities*:

1. For all uses, no open storage of solid waste allowed.
  2. For all residential uses, each dwelling unit shall have a minimum of ten (10) cubic feet of enclosed and concealed trash containers.
  3. All other uses determined by the Planning Commission to need solid waste storage and/or disposal facilities shall provide such facilities sufficiently concealed from public view.
- P. *Recreational Facilities*: Recreational facilities shall be as approved by the Planning Commission.
- Q. *Park-in-Lieu Fees*: Parkland dedication or in-lieu fees shall be required of all new residential uses in the PD District, subject to credit for open space provided as determined by the Community Development Director.
- R. *Security Plan*: All multiple-family residential complexes greater than fifty (50) units shall submit a security plan for review and approval by the City Planning and Sheriffs Department.
- S. *Security Lighting*: All multiple-family residential complexes shall provide security lighting as approved by the City Planning and Sheriff's Departments.
- T. *Recreational Vehicles and Trailers*: Parking or storage of recreational vehicles, motor homes, boats or other similar recreational equipment and trailers within the front yards of interior lots and the front and exterior side yards of corner lots, including the driveways of said lots, shall be prohibited. The placement of said recreational equipment when stored within a permitted side or rear yard shall be screened from adjacent properties. (Ord. 89-22; Amended Ord. 98-04)