

## Chapter 16.36

### PLANNED DEVELOPMENT OVERLAY DISTRICT

#### Sections:

- 16.36.010 Purpose.**
- 16.36.020 Land Use Regulations.**
- 16.36.030 Development Regulations.**
- 16.36.040 Requirements for Application.**
- 16.36.050 Planning Commission Action.**
- 16.36.060 District Zoning Map Designation.**
- 16.36.070 Status of a PD Plan.**

#### **16.36.010 Purpose.**

The purposes of the planned development overlay district are to:

A. Establish a procedure to provide for a maximum choice and encourage flexibility and creativity of design for projects yet remain consistent with the City's General Plan.

B. Simplify the processing of proposed projects by providing a method of concurrent review of land use, subdivision and siting considerations.

C. Allow mixed use projects, containing residential, commercial, industrial, and civic uses that are desirable and compatible with surrounding uses.

D. Encourage diversity in housing types, styles, and price ranges.

E. Encourage the use of common open space areas and the inclusion of other amenities in project design.

F. Encourage the efficient use of land, particularly those parcels that are unique in physical characteristics or other circumstances to warrant special methods of development.

G. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and conveniences. (Ord. 606, 1999; Ord. 782, 2011)

#### **16.36.020 Land Use Regulations.**

Planned Developments (PD) are permitted in

any district. No use other than an existing use is permitted in a PD Overlay District except in accord with a valid PD Plan or Specific Plan. Any permitted or conditional use authorized by this Title may be included in an approved PD Plan or an adopted Specific Plan, consistent with the General Plan. (Ord. 606, 1999; Ord. 758, §2 (part), 2007; Ord. 782, 2011)

#### **16.36.030 Development Regulations.**

A. Minimum Area. The minimum net area of a PD District shall be 10,000 sq. ft; a PD District may be subdivided in accord with a valid PD Plan or Specific Plan.

B. Residential Density. The total number of dwelling units in a PD shall not exceed the number permitted for the underlying zoning district or by the General Plan density for the total area of parcels designated for residential use and for open space. The density bonus provisions of Section 16.16.070 may apply.

C. Development Standards. Development standards defined in Chapters 16.16, 16.20, 16.24 and 16.26 will apply.

D. Road Widths. Minimum road widths shall be as follows:

1. Twenty-four (24) feet for roads on which parking is prohibited;
2. Thirty-two (32) feet for roads on which parking is allowed on one side only; and
3. Forty (40) feet for roads on which parking is permitted on both sides.

E. Other Development Regulations. Other development regulations shall be prescribed by the PD Plan or Specific Plan. (Ord. 606, 1999; Ord. 758, §2 (part), 2007; Ord. 782, 2011)

#### **16.36.040 Requirements for Application.**

The designation of an area with a PD Overlay District may be initiated by the property owner, or by the property owners authorized agent, the Planning Commission, or City Council. A fee, as specified by resolution of the City Council, shall be required. If the property is not under single ownership, all

owners shall join in the application, and a map showing the ownerships must be submitted with the plans and materials.

Plans and Materials.

A. An application for designating an area with a PD Overlay District shall include materials required for a District Map Amendment, a PD Plan, or Specific Plan.

B. A map showing proposed district boundaries and the relationship of the district to uses and structures within three (300) hundred foot radius of the district boundaries.

C. A map or aerial photo of the proposed district and three (300) hundred feet beyond its boundary showing adequate topographic data to show clearly the character of the terrain, the type, location, and condition of mature trees, and other natural vegetation; and the location of existing development.

D. The proposed pattern of land use, with acreage and residential density computations.

E. The proposed street and lot pattern.

F. A written statement to include:

1. The objectives to be achieved by the PD Overlay District;

2. The provision of infrastructure services and utilities.

3. The Applicant's intentions regarding future sale or lease of all portions of the property within the PD Overlay District proposed for development.

4. Provisions for the preservation or maintenance of the portions of the planned development to be held in common ownership.

5. A statement concerning protection of open space resources.

G. Preliminary elevations and perspective drawings of all proposed buildings or other structures; a general landscaping plan; and a general grading plan.

H. If the property is proposed to be subdivided, a parcel map or subdivision map is to be filed concurrently with the PD application.

I. A development schedule showing the

approximate date for the start of construction; the phases, if any that the PD will be built; and the approximate dates for completion of each phase.

J. Professional Assistance. Preparation of a PD Application shall be done by a registered civil engineer and a licensed architect. Depending on the complexity of the planned unit development, the services of a qualified urban planner and a registered landscape architect may also be required by the Director.

K. Any other information that may be required by the Director to evaluate the character and impact of the proposed planned development. (Ord. 606, 1999; Ord. 758, §2 (part), 2007; Ord. 782, 2011)

**16.36.050 Planning Commission Action.**

Planning Commission action is to consider an application for designation to the PD Overlay District and at the same time consider the proposed PD plan or Specific Plan accompanying the application. A recommendation by the Commission to reclassify to a PD Overlay District must be accompanied by a resolution approving the PD plan or Specific Plan. The Commission may require a PD plan or Specific Plan. (Ord. 606, 1999; Ord. 782, 2011)

**16.36.060 District Zoning Map Designation.**

A PD Overlay District may be combined with any other district. Each PD Overlay District is to be shown on the district zoning map by adding a APD@ designation to the base district. (Ord. 606, 1999; Ord. 782, 2011)

**16.36.070 Status of PD Plan.**

The effective date of a PD plan is the same date as the ordinance creating the PD Overlay District for which it was approved and expires two years after the effective date unless a building permit is issued and construction diligently pursued. (Ord. 606, 1999; Ord. 782, 2011)