

Chapter 19.15

PLANNED DEVELOPMENT OVERLAY ZONE

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19.15.010 Purpose.

A. The planned development overlay zone (PD) is an overlay zone, to be used only in conjunction with an underlying zone district. The PD overlay zone is intended to encourage a creative approach in land use development. The PD overlay zone provides for variety in the pattern of physical development in the city and emphasizes good design standards over specific requirements.

B. A planned development is intended to give the planning commission detailed information about the proposed project before the project is permitted. Such a plan may be required of any project or planned development in order to aid in the systematic implementation of the city's general plan. All such plans must be consistent with the general plan, and may be prepared by the city or a project applicant. (Ord. 544 §1(part), 2000).

19.15.020 Permitted uses.

A. The PD overlay zone requires a minimum of sixty percent of a lot to be developed with one or more of the principally permitted uses of the underlying zone.

B. Certain permitted uses and conditionally permitted uses may be subject to special conditions regarding the location, operation, or design of the use. A public hearing before the planning commission is required before a conditional use permit (CUP) will be granted for proposed uses other than the permitted or accessory uses in the underlying zone.

C. When a use is not specifically listed, the planning commission shall determine if the use is allowed in the PD overlay zone based on the finding that the use is similar to and no more detrimental than those listed in the same underlying zone. (Ord. 544 §1(part), 2000).

19.15.030 Application requirements.

A. A minimum of forty thousand square feet in total development site area is required for any planned development application.

B. An application for a planned development shall include text and drawings or diagrams that specify all of the following in detail:

1. The distribution, location, and extent of land uses, including open space, within the plan area;
2. The proposed distribution, location, intensity, and extent of major components of infrastructure and facilities needed to support the plan, including transportation, sewage, water, drainage, solid waste disposal, energy, and others;
3. Standards and criteria for development, and standards for the conservation, development, and utilization of natural resources, where applicable;

4. A program of implementation measures, including regulations, programs, public works projects, and financing measures necessary to implement the elements of the planned development;
5. A statement of the relationship of the planned development to the general plan. (Ord. 544 §1(part), 2000).

19.15.040 Development standards.

All new and revised planned developments shall comply with the following requirements and standards:

- A. All planned developments shall require approval of a CUP and zone change.
- B. All planned developments shall require approval of a traffic management plan.
- C. A master plan for the planned development, including a site plan, landscape plan, elevations, and proposed design, shall be submitted to the city for review and approval.
- D. A master sign plan, with elevations and facade samples, shall be submitted for all commercial or industrial planned developments.
- E. Development standards for PD overlay zones may vary from those of the underlying zone, as long as the planned development complies with all open space, landscaping, parking, and loading requirements of the underlying zone. (Ord. 544 §1(part), 2000).

19.15.050 Reserved.

19.15.060 Other applicable regulations.

In addition to the requirements contained in this Chapter 19.15, any applicable requirements found in the following chapters of this Title 19 shall apply to development in the planned development (PD) overlay zone:

- Chapter 19.01: General Provisions
- Chapter 19.19: Site Planning and General Development Standards
- Chapter 19.21: Off-Street Parking and Loading
- Chapter 19.23: Landscaping Standards
- Chapter 19.25: Signs
- Chapter 19.31: Standards for Specific Land Uses
- Chapter 19.37: Nonconforming Uses and Structures

(Ord. 544 §1(part), 2000).