

Chapter 17.60

P-D PLANNED DEVELOPMENT ZONE

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17.60.010 Purpose and applicability.

The planned development or P-D zone is intended to apply to parcels of undeveloped land which are suitable for, and of sufficient size to contain, a completely planned development. Planned developments involving the careful application of design are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the city which might not be otherwise possible by strict adherence to the regulations of this title. A planned development may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. The following regulations shall apply in all planned development or P-D zones. (Ord. 2003-03 § 3 (part))

17.60.020 Establishment – Master plan and use permit approval required.

- A. A planned development is approved through the following process:
 1. Submittal of a planned development master plan to the planning commission following the hearing and notification requirements for use permits.
 2. The detail provided shall be sufficient to show the intended use, density, intensity and plan concepts proposed within the project.
 3. Within one year of approval of the planned development master plan, an application shall be submitted to rezone the site (or a portion thereof) of to P-D. The P-D zone change request is submitted with a use permit application for the phase(s) of the project included in the requested P-D zone change area. If the site has been previously zoned P-D, a rezone application is not necessary.
 4. Where lots/parcels are to be sold as part of the planned development, a tentative subdivision or parcel map application shall also accompany the use permit and zone change request.

5. If the project is small and the master plan is sufficiently detailed, the use permit approving the master plan may be all that is necessary to authorize project implementation along with a P-D zone change and tentative map application, if applicable.
If the project is larger and/or the master plan is general in nature, implementation will require a detailed use permit application along with the P-D zone change request and tentative map if necessary. As noted in subsection 4 above, implementation of the planned development occurs through the submittal and approval only of the detailed use permit and a tentative subdivision map if lots/parcels are to be sold.
- B. The planning commission shall provide a recommendation on the planned development applications to the city council, by forwarding their recommendation to the city clerk within ten (10) days of their action. The city council shall follow the notification, hearing and action requirements for use permits, zone changes, and tentative maps as provided in this title.
- C. Approval of the planned development shall only occur when such plan is consistent with the general plan, and any deviation from normal zoning standards is found to not have any negative affect on the neighborhood and will benefit the future residents and users of the project site.
- D. To qualify for a planned development, the minimum size of the project shall be two acres.
- E. The average population density per net acre shall not exceed the maximum population density prescribed by the general plan for the area, unless the applicant can demonstrate, by the design proposal and such additional evidence as may be submitted, that the objectives of this title will be achieved. However, an increase in density may be authorized by the city council upon receipt of a recommendation from the planning commission, of up to, but not exceeding, twenty-five (25) percent of the amount prescribed by the general plan. (Ord. 2003-03 § 3 (part) and Ord. 2007-05; 9-4-07)

17.60.030 Use permit application – Plan of detailed development.

Application for use permits for the development of land in existing or proposed planned development zones shall be accomplished by a plan of detailed development. Such plan shall include a map or maps and such written material as may be required to show:

- A. Topography of land and contour intervals;
- B. Proposed access, traffic and pedestrian ways;
- C. Lot design and easements;
- D. Areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public or quasi-public buildings and other such uses;
- E. Areas proposed for commercial or industrial uses, off-street parking, multiple and single-family dwellings, and all other uses proposed to be established within the zone;

- F. Proposed location of buildings on the land, including all dimensions necessary to indicate size of structure, setback and yard areas;
- G. Proposed landscaping, fencing and screening;
- H. Such other detailed elevations, plans and other information as may be required by the planning commission to enable it to evaluate adequately the proposed development. (Ord. 2003-03 § 3 (part))

17.60.040 Deviation from regulations allowed when.

- A. All uses shall conform to the height, area, width, depth, ground coverage and yard regulations normally required for such uses except where the overall development will be improved by a deviation from such regulations. In all cases each structure shall conform to the precise development plan, which shall be made a part of the approved use permit.
- B. The standards (setbacks, building height, design requirements, etc) to be applied to a project shall be clearly delineated within the application and included in the project development plan. Where specific deviations from required standards have not been approved, and if project standards are not clear within the approved project, the zoning standards most applicable to the project shall be applied.
- C. Minor modifications to the approved plan, not exceeding ten (10) percent of the most applicable standard, may be approved by the planning director when it can be determined that such modification is consistent with the intent of the approved plan and will have no detrimental affect on adjacent uses and property. (Ord. 2003-03 § 3 (part))

17.60.050 Delineation on zoning map – Supplemental regulations.

Planned development zones shall be delineated on the zoning map by the P-D designation followed by consecutive numbers to indicate the consecutive order of establishment of each such zone, and the approved plans and use permits shall constitute supplemental regulations for such zones. (Ord. 2003-03 § 3 (part))

17.60.060 Use permits – Additional information.

Use permits may specify development completion dates and provide authorization for city initiation of reversion to prior zoning classification should the project not proceed within a timely manner, or otherwise be inconsistent with the conditions of use permit approval. (Ord. 2003-03 § 3 (part))