

## Chapter 17.26.020.C – Planned Development Zoning Districts

### C. PD (Planned Development) District.

1. **Purpose.** The PD zoning district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. The specific purposes of the PD district are to:
  - a. Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of land use regulations and administrative procedures designed primarily for small parcels;
  - b. Ensure orderly and thorough planning and review procedures that will result in quality urban design;
  - c. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity;
  - d. Allow certain types of development consistent with the general plan that can be acceptable at a specific location only under standards significantly more restrictive than those of a base district in which the use is permitted;
  - e. Provide a mechanism whereby the city may authorize desirable developments in conformity with the general plan without inviting speculative rezoning applications that if granted, often could deprive subsequent owners of development opportunities that do not necessarily result in construction of the proposed facilities;
  - f. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;
  - g. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and
  - h. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

The PD zoning district is consistent with all land use classifications of the General Plan.

#### 2. **Applicability.**

- a. **Minimum site area.** Initially, the PD district shall be applied only to sites of two acres or larger, provided that the site may thereafter be subdivided in compliance with an approved PD Plan. PD zoned lots created as a result of the implementation of this title are not subject to the two-acre minimum.
- b. **PD Plan required.** The rezoning of a site to the PD district shall require the simultaneous approval of a PD Plan in compliance with Subparagraph 3. (Adoption of a PD zoning district and accompanying PD plan) below.

#### 3. **Adoption of a PD zoning district and accompanying PD plan.**

- a. **Initiation.** An amendment to reclassify property to a PD zoning district or to amend an existing PD shall be initiated in compliance with Chapter 17.74 (Amendments).
- b. **Land use regulations.** No use other than an existing use as of the effective date of the ordinance enacting this Subsection shall be allowed in a PD zoning district except in compliance with a valid PD plan. Any allowed or conditionally allowed use authorized by this Subsection may be included in an approved PD plan, but only when it is deemed consistent with the General Plan.
- c. **Development standards.**

- (1) The FAR of a PD shall not exceed the FAR allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 3.0, and only when it can be shown the architectural design of the PD is contextual and of a high-quality.
- (2) The residential density of a PD shall not exceed the residential density allowed on the Land Use Diagram for the project site unless approved by the City Council, but only as high as 87 dwelling units per acre, and only when it can be shown the architectural design of the PD is contextual and of a high-quality. The residential density may also exceed that of the Land Use Diagram if the project is complying with the Density Bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).
- (3) In the CD district, no PD plan may authorize a greater height than that permitted by Figure 3-8 - Central District Maximum Height.
- (4) The performance standards of Section 17.40.090 shall apply.
- (5) Other development regulations shall be as prescribed by the PD plan.

d. **Commission and Council action.**

- (1) The Commission shall consider an application for reclassification to a PD zoning district in compliance with Chapter 17.74 (Amendments) and shall, at the same time, consider the proposed PD plan accompanying the application.
  - (a) A PD with a proposed increase in the FAR or residential density, as allowed in Section 17.26.020(C)(3)(c), shall be reviewed by the Design Commission prior to consideration by the Commission. The Design Commission shall advise the Commission as to whether the architectural design of the proposed PD is contextual and of a high-quality.
- (2) A recommendation of the Commission to reclassify to a PD zoning district shall be accompanied by a recommendation on the PD plan.
- (3) The Council shall consider the Commission's recommendation to reclassify the subject property to a PD zoning district in compliance with Chapter 17.74 (Amendments).

e. **PD plan.**

- (1) A PD plan shall be defined as the ordinance adopting the PD zoning district as well as the accompanying conditions established by the Commission.
- (2) A PD plan shall be effective on the same date as the effective date of the ordinance enacting the PD zoning district for which it was approved and shall expire two years after the effective date or upon expiration of a tentative tract map, unless a Building Permit has been issued and construction diligently pursued to completion.
- (3) An approved PD plan may specify a phased development program exceeding two years.
- (4) The Commission may renew a PD plan if it finds the renewal consistent with the purposes of this Subsection.
- (5) Application for renewal shall be filed in writing with the Department not less than 30 days and not more than 60 days before expiration of the PD plan.
- (6) An application for approval of a new PD plan or for a revision of a PD plan shall be considered by the Commission at a public hearing with notice given as identified for a Conditional Use Permit in compliance with Chapter 17.76 (Public Hearings).
- (7) Notwithstanding the provisions of this Subsection, converted accessory dwelling units, as defined in Section 17.80.020 and meeting the requirements of Section 17.50.275, are permitted in PD zoning districts that allow single-family residential uses.

- f. **Zoning map designation.** A PD zoning district shall be noted by the designation "PD,( followed by the number of the PD district based on order of adoption.
- g. **Location of PD plans.** A list of PD plans is contained in Appendix A. The file containing the land use regulations and development standards of the PD plan shall be maintained in the office of the Director and shall be available at the Permit Center.

(Ord. 7321 § 6, 2018; Ord. 7277 §§ 2—4, 2016)