

Chapter 18.770
PLANNED DEVELOPMENTS

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18.770.010 Purpose

The purpose of this chapter is to provide an appropriate review process for evaluating and establishing planned developments. Planned developments are typically large-scale developments or smaller developments on constrained sites that desire or need more flexibility than available through the adjustment process. The benefits of flexibility to a planned development may take many forms, including but not limited to the transfer of density across internal zone boundaries, greater diversity of housing types and uses, increased building height, or increased density.

The planned development review process provides an opportunity for innovative, creative, and well-designed developments that may be more intense than otherwise allowed by this title in exchange for developments that are thoughtfully integrated into the surrounding community and include features that benefit the public above and beyond what is generally required by this title. The benefits to the public from a planned development may take many forms, including but not limited to enhanced walkability or accessibility, increased housing options, increased open space, protection of significant tree groves, enhanced sensitive lands protection or restoration, enhanced outdoor recreational opportunities, enhanced public spaces or furnishings, pedestrian-scale architectural features, affordable housing, or sustainable features.

A planned development approval does not constitute a zone change and is subject to any modifications, conditions, or restrictions deemed appropriate by the approval authority. (Ord. 18-28 §1)

18.770.020 Applicability

This chapter applies to all proposed or existing planned developments. (Ord. 18-28 §1)

18.770.030 General Provisions

- A. Planned development review is a voluntary process.
- B. Planned development approval is required to establish a new planned development or to substantially redevelop an existing planned development. Substantial redevelopment is defined as a proposal that involves substantial changes to uses, structures, site improvements, operating characteristics, or original findings of fact.
- C. An applicant may choose to submit a single consolidated planned development application or two consecutive planned development applications consisting of a concept plan application and a detailed plan application.

- D. The proposed development must comply with all applicable development standards and requirements of this title, except as specifically adjusted through the planned development approval process. Planned development review satisfies the requirements for site development or conditional use review and a separate site development, conditional use, or adjustment application is not required.
- E. If sensitive lands review is required, a sensitive lands application must be submitted concurrently with a consolidated or detailed plan application. A sensitive lands application may not be submitted concurrently with a concept plan application.
- F. If land division is proposed, a subdivision or land partition application must be submitted concurrently with a consolidated or detailed plan application. A subdivision or land partition application may not be submitted concurrently with a concept plan application.
- G. If the proposed development has more than one base zone designation, density and floor area standards are calculated for each base zone as provided by this title.
- H. Density and floor area allocations and increases allowed with planned development approval are as follows:
 - 1. Minimum density and floor area may be allocated anywhere on the site regardless of the underlying base zone designation.
 - 2. Maximum density and floor area may be increased subject to the limitation of Subparagraph 18.770.060.B.10.b.
- I. Uses and housing types allowed with planned development approval are based on the underlying zoning as follows:
 - 1. Residential zones. All housing types and civic uses are allowed. Commercial uses not allowed by the underlying base zone may be allowed where appropriately located, designed, and scaled.
 - 2. Commercial zones. Apartments and civic uses not allowed by the underlying base zone may be allowed where appropriately located, designed, and scaled.
 - 3. Industrial zones. No additional uses are allowed beyond what is allowed in the applicable base zone.
- J. The following development standards may not be adjusted with planned development approval:
 - 1. Minimum density or minimum floor area ratio.
 - 2. Maximum parking ratio.
 - 3. Any development standard that contains an express prohibition.
- K. Planned development approvals may not adjust the items listed in Paragraph 18.715.020.B.2 through 6.
- L. Planned development approvals may be modified as allowed by Chapter 18.765, Modifications. (Ord. 18-28 §1)

18.770.040 Required Analysis

In addition to the submittal requirements in Paragraph 18.710.030.C.3, a consolidated or concept plan application must include the information listed below. The graphic illustrations must adequately demonstrate the required information. Examples of graphic illustrations include, but are not limited to, the following: maps, site plans, massing studies, elevation drawings, photo simulations, and digitally created 3-dimensional drawings. Manually created artistic renderings are usually not adequate on their own to illustrate the required information.

A. Proposal summary.

A written description and graphic illustration of the planned development proposal with enough specificity to convey the overall land use pattern, development scale, circulation network, and housing types and densities. The description must include a statement about the planning objectives to be achieved by the proposal and why the applicant believes the public benefits from the proposal are sufficient to warrant the type and amount of flexibility requested.

B. Flexibility request.

A detailed written description of all proposed adjustments to development standards and the reason for each proposed adjustment. The description must be accompanied by professional studies or analyses as needed to adequately support the reason for each proposed adjustment. The description must also include a table that lists each applicable development standard and the associated proposed standard in a side-by-side column format.

C. Public benefits proposal.

A detailed written description of all proposed public benefits. The description must be accompanied by drawings, plans, or details as needed to convey the location, size, and overall nature of each public benefit. Public benefits include features, amenities, or protections that in some way exceed the minimum standards of this title to the benefit of the general public or planned development users.

D. Environmental analysis.

A written description and graphic illustration of the relationship between the planned development proposal and any existing natural features on the site. The description and illustration must explain how the proposal addresses any existing sensitive lands, significant tree groves, land forms, or other natural features on the site.

E. Compatibility analysis.

A written description and graphic illustration of the relationship between the planned development proposal and the surrounding community. The description and illustration must explain how the proposal integrates with and responds to existing development patterns through a discussion about the arrangement, location, and massing of all proposed buildings, uses, and site improvements, including streets and paths.

F. Land use analysis.

A detailed written description that demonstrates the need for or benefit of any civic or commercial uses proposed in a residential zone or civic or residential uses proposed in a commercial zone where not allowed in the underlying base zone. The description must be accompanied by professional

studies or analyses as needed to adequately support the proposed land uses. The description must also include a table that lists each proposed land use category by location.

G. Impact identification.

A detailed written description of the impacts of the planned development proposal on adjacent properties or the surrounding community that would not occur if the site developed without a planned development approval. If impacts exist, the description must include a detailed mitigation proposal where practicable. (Ord. 18-28 §1)

18.770.050 Approval Process

- A. A consolidated planned development application is processed through a Type III-PC procedure as provided in Section 18.710.070, using approval criteria in Subsection 18.770.060.A.
- B. A consecutive planned development submittal involves two separate applications.
 - 1. A concept plan application is processed through a Type III-PC procedure as provided in Section 18.710.070, using approval criteria in Subsection 18.770.060.B. A concept plan approval must be effective prior to the submittal of a detailed plan application.
 - 2. A detailed plan application is processed through a Type II procedure as provided in Section 18.710.060, using approval criteria in Subsection 18.770.060.C, unless the concept plan approval authority specifies a different review procedure as a condition of concept plan approval. (Ord. 18-28 §1)

18.770.060 Approval Criteria

- A. Consolidated planned development. The approval authority will approve or approve with conditions a consolidated planned development application when all of the following criteria are met:
 - 1. All concept plan approval criteria listed in Subsection 18.770.060.B are met; and
 - 2. Adequate public facilities are available to serve the proposed development at the time of occupancy.
- B. Concept plan. The approval authority will approve or approve with conditions a concept plan application when all of the following criteria are met:
 - 1. The information and analysis required by Section 18.770.040 is sufficiently detailed and of high enough quality to effectively evaluate the proposed development;
 - 2. The characteristics of the site are suitable for the proposed development considering size, shape, location, topography, and natural features;
 - 3. The proposed development is reasonably compatible with and thoughtfully integrated into the surrounding community;
 - 4. The proposed development includes features, amenities, or protections that exceed the minimum standards of this title to the benefit of the general public or planned development users, and the proposed benefits are sufficient to warrant the type and amount of development flexibility requested;

5. The streets, buildings, and site improvements of the proposed development are designed and located to preserve existing, healthy, and noninvasive trees and tree groves to the greatest extent possible;
 6. The streets, buildings, and site improvements of the proposed development are designed and located to preserve all natural drainages to the greatest extent possible, except where the applicant has demonstrated that modifying a natural drainage results in the same or better environmental function as the existing drainage;
 7. Any impacts from the proposed development are mitigated to the extent practicable;
 8. The city engineer has determined that any adjustments to street or access standards do not result in unsafe conditions;
 9. The proposed development complies with all applicable development standards and requirements of this title, except as adjusted through this approval process; and
 10. The proposed development is within the following limits:
 - a. Maximum building height may be increased by up to 50 percent,
 - b. Maximum density or floor area may be increased by up to 30 percent, and
 - c. Minimum landscape area may be reduced down to 10 percent.
- C. Detailed plan. The approval authority will approve or approve with conditions a detailed plan application when all of the following criteria are met:
1. The proposed detailed plan is substantially consistent with the approved concept plan;
 2. The proposed detailed plan complies with all applicable development standards and requirements of this title, except as adjusted or conditioned through the concept plan approval process; and
 3. Adequate public facilities are available to serve the proposed development at the time of occupancy. (Ord. 18-28 §1)

18.770.070 Conditions of Approval

The approval authority may impose conditions of approval that are suitable and necessary to ensure that the consolidated or concept plan proposal is consistent with the purpose of this chapter as embodied by the approval criteria listed in Subsections 18.770.060.A and B. Conditions may include but are not limited to the following:

- A. Requiring design features that minimize environmental impacts;
- B. Limiting building height, size, or location;
- C. Requiring higher quality materials or building design;
- D. Requiring open space, public spaces, or community amenities;

- E. Requiring separation or screening of uses, buildings, off-street parking areas, or service areas from public spaces or adjacent uses;
- F. Requiring separation or screening of private residential spaces from public spaces or adjacent uses;
- G. Requiring pedestrian access within the development and between the development and the surrounding community;
- H. Requiring pedestrian-oriented design features such as building awnings, ground floor windows and entries, or street-facing facades;
- I. Limiting or otherwise designating the size, number, or location of vehicle access points; or
- J. Limiting or otherwise designating the location, intensity, and shielding of outdoor lighting. (Ord. 18-28 §1) ■