

## **CHAPTER 3.32 PLANNED DEVELOPMENT (PD) ZONE OVERLAY**

### **Section 3.32.10 - PURPOSE**

The Planned Development (PD) Zone overlay can be applied in conjunction with any other zone. Property with a PD zoning designation shall be developed in accordance with the provisions of Chapter 2.5 - Planned Development.

The PD Zone overlay is intended to do the following:

- a. Promote flexibility in design and permit diversification in location of structures;
- b. Promote efficient use of land and energy and facilitate a more economical arrangement of buildings, circulation systems, land uses, and utilities;
- c. Preserve, to the greatest extent possible, existing landscape features and amenities, and use such features in a harmonious fashion;
- d. Provide for more usable and suitably located recreation facilities and other public and common facilities than would otherwise be provided under conventional land development procedures;
- e. Combine and coordinate architectural styles, building forms, and building relationships within the Planned Development;
- f. Provide the applicant with reasonable assurance of ultimate approval before expenditure of complete design monies, while providing the City with assurances that the project will retain the character envisioned at the time of approval;
- g. Promote and encourage energy conservation; and
- h. Provide greater compatibility with surrounding land uses than what may occur with a conventional project.

### **Section 3.32.20 - PERMITTED USES**

Permitted uses consist of any uses listed in the underlying zone and approved as part of a Conceptual and Detailed Development Plan, in accordance with Chapter 2.5 - Planned Development.

### **Section 3.32.30 - IMPLEMENTATION**

Property may be designated with a PD Zone overlay in any of the following ways:

- a. With approval of a Conceptual Development Plan in accordance with Chapter 2.5 - Planned Development;
- b. Upon annexation in accordance with Chapter 2.6 - Annexations;
- c. In conjunction with a Comprehensive Plan Map change in accordance with Chapter 2.1 - Comprehensive Plan Amendment Procedures; or
- d. In conjunction with a zone map change in accordance with Chapter 2.2 - Zone Changes.

### **Section 3.32.40 - INITIATION**

A PD Zone overlay may be initiated in any of the following ways:

- a. An application filed by a property owner for a Planned Development in accordance with Chapter 2.5 - Planned Development; or
- b. By the hearing authority in conjunction with an annexation, Comprehensive Plan Map amendment, or Official Zoning Map change when the hearing authority finds the applicable zone standards are not adequate to do any of the following:
  1. Address circulation or other common facilities issues;
  2. Resolve issues related to an unusual site configuration, steep topography, or significant natural feature;
  3. Ensure comprehensive planning and coordinated development where the property is large and/or has mixed uses; or
  4. Address compatibility issues where desirable to locate more intensive land uses next to less intensive residential land uses.