

Policy 1.1.11 Planned Development (PD) Combining District Use Guidelines

POLICY PURPOSE:

To develop specific guidelines regarding the intended circumstances and appropriate use of the PD Combining District. The policy defines when it is appropriate to apply the PD Combining Zoning District and provides more specific criteria for considering deviations from the Zoning Code through the use of a Special Development Permit.

POLICY STATEMENT:

Justifications and benefits of applying the PD Combining District:

1. To facilitate development or redevelopment of a site to improve the neighborhood.
2. To allow for a proposed use that is compatible with the neighborhood but requires deviations from development standards for a successful project.
3. To facilitate desirable development of properties at significant intersections.
4. To allow for the development and creation of lots that are less than the minimum size required in the base zoning district.

Commonly requested deviations and potential justifications are set forth in the accompanying guidelines.

Staff reports for a PD Combining District must include a section that specifically analyzes the cumulative effects of any requested deviations, impacts to the immediate neighborhood (industrial as well as residential); and any potential citywide impacts that may result must be analyzed, discussed and reviewed.

(Adopted: RTC 98-010 (10/20/98); (Clerical/clarity update, Policy Update Project 8/2005))

Lead Department: Community Development

**Planned Development Combining District – Special Development Permits
Guidelines for Deviations from Development Standards & Potential Justifications**

* Note: There is not a direct correlation between individual deviations and justifications

Commonly Requested Deviation	Potential Justification
<input type="checkbox"/> Reduced lot size and lot width <input type="checkbox"/> Reduced setbacks <input type="checkbox"/> Reduced second story setbacks <input type="checkbox"/> Increased height (not exceeding allowed number of stories) <input type="checkbox"/> Increased number of stories and height <input type="checkbox"/> Increased lot coverage <input type="checkbox"/> Reduced landscape square footage <input type="checkbox"/> Reduced usable open space <input type="checkbox"/> Reduced landscape buffer dimension <input type="checkbox"/> Reduced number of parking spaces <input type="checkbox"/> Reduced covered or uncovered parking space dimensions <input type="checkbox"/> Reduced drive aisle dimension	<input type="checkbox"/> Exceeds minimum or is below max. of a specific dimensional development standard such as the following: <ul style="list-style-type: none"> o Increased setbacks o Increased average setbacks o Increased landscape percentage o Increased Useable Open Space o Reduced lot coverage <input type="checkbox"/> Significant site feature (e.g. trees, buildings, etc.) is preserved <input type="checkbox"/> Provide additional parking spaces <input type="checkbox"/> Provide shared recreational amenities <input type="checkbox"/> Provide specimen sized trees – 36 inch box or greater <input type="checkbox"/> Provide large sized shrubs – 15 gal. or greater <input type="checkbox"/> FAR for residential projects less than 50% <input type="checkbox"/> Underground parking <input type="checkbox"/> Off site amenity provided such as covered bus shelter <input type="checkbox"/> Project includes design solutions resulting in a less dense and massive appearance – could include: <ul style="list-style-type: none"> o Many variations in setbacks and projections o Variation in exterior colors and materials o Variation of roof heights <input type="checkbox"/> Landscape plan provides screening, enhances design and softens the appearance of the project <input type="checkbox"/> Project design incorporates appropriate transition to buffer existing adjacent land uses.