

CHAPTER _____ MASTER PLANNED COMMUNITY ZONE

MASTER PLANNED COMMUNITY ZONE SECTION: _____: Master Planned Community Zone

_____: (project) Master Planned Community Zone

MASTER PLANNED COMMUNITY ZONE:

Each master planned community zone, or MPC zone, is intended to allow a master planned, architecturally designed development where customized zoning requirements apply in order to permit flexibility and initiative in a large scale site development. The following requirements shall apply to the establishment of any MPC zone:

A. Minimum Size:: Each MPC zone shall be at least ten (10) acres.

B. Open Space Required: A minimum of 20 percent to a maximum of 50 percent open space shall be provided to include natural open space, improved trails or improved parks as approved by the City Council. As an alternative, the City Council may at its discretion charge a fee in lieu of open space to allow for more centralized parks or other municipal off site improvements as the City Council determines.

C. Petition: A petition shall be submitted for a text and zoning map amendment as provided in section 12-106 of this title, including the following materials:

1. The proposed zone name and location;
2. A proposed development agreement;
3. The proposed zone text including:
 - a. Permitted, conditional, and accessory uses and
 - b. Proposed development standards providing:
 1. Land use standards establishing mix of land use types, location and density;
 2. Lot standards establishing requirements for lot area and dimensions;
 3. Building setback standards for front, side and rear yards; and
 4. Building regulations addressing building height, building orientation, and architectural design guidelines; and
4. A conceptual master plan showing:
 - a. The location of proposed land uses and proposed residential densities;
 - b. The location, arrangement and configuration of open space, parks and trails; and
 - c. The location and design of street infrastructure..

D. Development Standards: The development standards may include development regulations regarding processing of applications, common and private open space guidelines, natural resource protections, grading, drainage and street standards.

E. Modification By City Council: In considering a petition for an MPC zone, the proposed zone text and zoning map amendment may be modified by the City Council to meet the intent and requirements of this section and may include regulations and standards other than those proposed by the petitioner.

F. Development Agreement: An MPC zone shall only be established with the concurrent approval of a development agreement.

G. Findings Required For Approval: The proposed MPC text and zoning map amendment and schematic development plan shall be approved only if the city council makes the following findings:

1. The zone is necessary to provide land use or design standards tailored to a specific geographic area and development program that cannot otherwise be provided through conventional zoning.
2. The zone provides equal or greater compatibility with surrounding land uses than would occur with conventional zoning.
3. The zone provides equal or greater protection to sensitive lands than would occur with conventional zoning.
4. The zone avoids incompatible development on lands subject to natural hazards.
5. The zone promotes efficient land use by allowing housing and commercial development at densities that are appropriate for the area.
6. The zone provides equal or greater opportunities for alternative modes of transportation such as walking, bicycling, or transit, than would occur with conventional zoning by:
 - a. Encouraging or requiring significant mixed use development where appropriate; and
 - b. Providing a master plan with direct and convenient pedestrian or bicycle connections between all land uses.

H. Designation: Upon approval, each MPC zone shall be given a unique name following the designation "MPC--" and shall be independent of any other MPC zone..

I. Permit approval: Within an MPC zone, applications for subdivision approval, site plan, conditional use permits and any other needed permits shall be submitted and approved as required to implement the conceptual master plan. The conceptual master plan shall meet the conceptual subdivision review requirement of title 12 of this code.

J. Amendments To Plan: Amendments to an approved conceptual master plan shall be obtained by following the procedures required for first approval as set forth in this section.

K. Sunset provision: Any Master planned community zone created under this ordinance shall be commenced within one year of the date which the City Council grants approval of the Zone and the accompanying development agreement or the zone shall revert to the previous zone.

L. HOA: The City Council shall not typically allow Homeowners' Associations to govern the developments created by this zone.