

TO: file

FROM: Dave Anderson, AICP

DATE: October 13, 2022

RE: Title 15 Amendments – Master Planned Developments

15.1.04.020 Definitions

~~"Master Planned Development (MPD or Planned Unit Development)": A residential development which typically contains common design elements, some variation in dwelling types, and common open space or parks.~~

15.3.24.30 Master Planned Development ~~(PUD)~~

- A. Purpose: The purpose of the Master Planned Development concept is to:
1. Allow for **efficient** designs that provide ~~for more efficient utilization of public infrastructure than what is achieved in a standard subdivision~~ needed public infrastructure.
 2. Allow for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City.
 3. Allow developments to include a total number of units up to the maximum density found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15.
 4. Establish residential neighborhoods with a distinct character and convey a sense of unity.
 5. Allow for the development of neighborhoods with multi-family homes and a mixture of housing types.
- F. Application. Applications to establish a Master Planned Development shall be processed as a subdivision if any new lots are to be created. If no new lots are proposed, such as for an apartment project, an application will be processed according to the Site Plan procedures. All applications must include the following information in addition to normal filing requirements for a subdivision or Site Plan project:
1. Complete description of the intended nature and character of the development.
 2. Description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions.
 3. Proposed project phasing.
 4. Plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting.
 5. Preliminary conditions, covenants, and restrictions (CC&R's).

6. Any variations from the non-Master Planned Development standards.
 7. Any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes.
 - ~~8. Proposed street cross sections, and proposed ownership and maintenance provisions, if the streets are proposed to be private.~~
 9. A data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space.
- G. Phases. All residential subdivisions shall include a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted at the submission of the Preliminary Plat. If the sequence of construction of various portions of the development is to occur in stages, then the ~~bonus density~~ amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.
- ~~H. Findings. Prior to granting approval of a Master Planned Development, the applicable reviewing body shall make findings identifying why the applicant's proposal justifies approval. Those findings should include the following:~~
- ~~1. The proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the strict application of the provisions of the underlying zone.~~
 - ~~2. The proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.~~
 - ~~3. Any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.~~
- H. Approval. Applicants are not entitled by right to have a project approved as a Master Planned Development. The City Council has sole discretion to approve a Master Planned Development or not. Prior to granting approval of a Master Planned Development, the City Council shall make findings identifying why the applicant's proposal justifies approval. Those findings should include the following:
1. The proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
 2. The proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
 3. Any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.