
Chapter 20.56 – Planned Community District Procedures

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20.56.010 – Purpose

The Planned Community (referred to in this Chapter as the PC) District is intended to:

- A. Classification and development of land.** Provide for the classification and development of land as coordinated, comprehensive projects in order to take advantage of the superior environment resulting from large-scale community planning.
- B. Diversification of uses.** Allow diversification of uses as they relate to each other in a physical and environmental arrangement while ensuring substantial compliance with the spirit, intent, and provisions of this Zoning Code.
- C. Development plan and text materials.** Include various types of uses, consistent with the General Plan through the adoption of a development plan and text materials that identify land use relationships and associated development standards.

20.56.020 – Area Requirements

- A. Minimum acreage.**
 - 1. In order to meet the objectives identified in Section 20.56.010 (Purpose), above, an application for a PC District shall contain a minimum of 25 acres of unimproved land area or 10 acres of improved land area.
 - 2. The Council may waive these minimum acreage requirements.

- B. Improved land area defined.** The term "improved land area" as used in this Section shall mean parcels of land with permanent structures affixed to the land, the improvements occupying a land area amounting to at least 10 percent of the total acreage of the PC District at the time of application for a Zoning Map amendment, excluding areas of public works or improvements and public rights-of-way.

20.56.030 – PC District - Land Use Regulations

A. Existing uses.

1. Uses existing at the time of establishment of a PC District shall be either:
 - a. Incorporated as part of the approved development plan;
 - b. Allowed to continue as nonconforming uses, in compliance with Chapter 20.38 (Nonconforming Uses and Structures) ; or
 - c. Be terminated in compliance with a specific abatement schedule approved as part of the development plan.
2. Existing uses that are prohibited by any provisions of this Zoning Code shall be terminated before final approval of the development plan.

B. New uses.

1. A use, other than a use existing at the time of establishment of a PC District, shall not be allowed in a PC District except in compliance with a valid PC development plan.
2. An allowed use authorized by this Zoning Code and consistent with the General Plan may be included in an approved PC development plan.
3. The Zoning Administrator may approve uses and structures in compliance with Section 20.52.040 (Limited Term Permits).

20.56.040 – PC District - Property Development Regulations

Property development regulations applicable to residential, commercial, industrial, and mixed use districts shall also apply to corresponding portions of PC Districts, unless specifically waived or modified by an approved PC District development plan. Where conflict in provisions occurs, the regulations specified in this Chapter or in the development plan(s) approved in compliance with this Chapter shall apply.

20.56.050 – Application Procedures

If initiated by a property owner(s), the PC District and associated development plan application shall comply with all of the following.

- A. Reclassification.** An application for classification to a PC District, and/or the adoption of a development plan, shall be filed in compliance with Chapter 20.50 (Permit Application Filing and Processing) and Chapter 20.66 (Amendments). The application shall include all of the information and materials specified by the Director, together with the required fee in compliance with the City's Fee Schedule adopted by resolution.
- B. Development plan.**
- 1. Initiation of development plan.** A PC District development plan may be initiated in the following manner:
 - a. Council.** By the Council, with or without a recommendation from the Commission;
 - b. Commission.** By the Commission; or
 - c. Property owner(s).** By the filing of a development plan application with the Department by the owner(s) or authorized agent(s) of property for which the development plan is sought. If the property is held in more than one ownership, all owners or their authorized agents shall join in filing the application.
 - 2. Conditional Use Permit serves as development plan.** Where existing uses have been established by a Conditional Use Permit before the adoption of a PC District and the uses are to be retained, the Conditional Use Permit as approved or subsequently amended shall constitute the required development plan.
 - 3. Development plan required.** No new or expanded uses shall occur without an approved PC District development plan.
- C. Development plan contents.** Unless specifically waived by the Director, a PC District development plan application shall contain all of the following information, plans, and materials:
1. Land use map clearly illustrating the distribution, location, and extent of uses proposed within the area covered by the development plan, including open space areas;
 2. Land use tables clearly illustrating the uses as allowed, conditionally allowed, or not allowed, including any special requirements applicable to specific uses;
 3. Development standards clearly indicating the proposed acreages, densities and intensities, gross floor area, lot coverage, off-street parking, structure heights, and a circulation plan, along with accompanying text identifying the property development regulations that constitute the standards of development designed to govern those sectors specified in the development plan. The standards shall contain definitions and information concerning requirements for landscaping, lighting, screening, setback line designations, signs, storage, and other information that the Director shall require to ensure substantial compliance with the intent of this Chapter;
 4. Protection measures for landforms and public views;

5. Sustainable improvement standards (e.g., energy efficient building design, construction, and operation; convenient pedestrian and bicycle circulation; water and resource conservation);
6. Distribution, extent, intensity, and location of major components of public and private circulation/transportation, drainage, energy, sewage disposal, solid waste disposal, storm drainage, water, and other essential facilities proposed to be located within the development plan area and needed to support the proposed uses;
7. Standards and criteria by which development would proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
8. A program of implementation measures, programs, regulations, and public works projects, necessary to carry out the proposed uses, infrastructure, and development and conservation standards and criteria;
9. A map of the development plan area showing sufficient topographical data to indicate clearly the character of the terrain, the type, location, and condition of mature trees and other vegetation, and a conceptual grading plan for the subject property;
10. A discussion of the relationship of the proposed development plan to the goals, policies, and actions of the General Plan; and
11. Additional information deemed to be necessary by the Director based on the characteristics of the area to be covered by the development plan, applicable goals, policies, and actions of the General Plan, or any other issue(s) determined by the Director to be significant.

D. Review of development plans.

1. **Director's review.** Following receipt of a completed application, the Director shall review the facts bearing on the case to provide the information necessary for action consistent with the purpose of this Chapter.
2. **Notice and hearing requirements.**
 - a. Public hearings shall be required for the Commission's recommendation and the Council's action on a PC District development plan.
 - b. The public hearings shall be scheduled once the Director finds the application complete in compliance with Section 20.50.060 (Initial Application Review).
 - c. Noticing of the hearings shall be provided and the hearings shall be conducted in compliance with Chapter 20.62 (Public Hearings).

3. **Environmental review required.** The development plan shall be subject to environmental review as identified in Section 20.50.080 (Environmental Review).
4. **Staff report.** A written staff report shall be prepared for the development plan that shall include detailed recommendations and, if appropriate, suggested changes to the text and/or diagrams of the development plan, as determined to be necessary to make it acceptable for adoption.

E. Development plan amendments.

1. **Process for amendment.** A PC District development plan may be amended through the same procedure specified by this Chapter for the adoption of a development plan.
2. **Frequency of amendments.** A development plan may be amended as often as deemed necessary by the Council.

20.56.060 – Zoning Map Designator

Each PC District shall be shown on the Zoning Map with a "PC" designator, numbered, and identified sequentially by order of enactment.

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