

## SECTION 8

# PLANNED DEVELOPMENTS

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## 8.1 PURPOSE

To provide flexibility, ensure creative land use design, and preserve the special character of specific areas, some zoning districts require special site design standards. The design requirements for Planned Development Districts are contained in this Section.

## 8.2 PLANNED DEVELOPMENT (PD) DISTRICTS

### 8.2.1 Purposes of Planned Development Districts

#### *Planned Development Residential (PDR) - Purpose*

The purpose of this zoning district is to encourage preservation of open space and significant natural features; provide for the establishment of residential districts that do not conform to the size, density, shape, and location of conventional detached housing development; to provide development criteria that will encourage the development of housing compatible with the natural terrain; to promote and achieve greater flexibility in design of residential neighborhoods than is possible through strict application of conventional zoning and subdivision regulations; and to encourage and provide for more recreational facilities for residents of the development.

#### *Planned Recreational Development (PRD) - Purpose*

The purpose of this zoning district is to encourage innovative and imaginative planning that provides for high quality recreational facilities and uses which are developed in harmony with the distinctive landscapes in Page and which are compatible with adjacent land uses.

#### *Planned Development Golf Course (PDGC) - Purpose*

The purpose of this zoning district is to ensure the development of golf courses in conjunction with accessory uses, both of which will be compatible with adjacent uses.

#### *Planned Development Multiple Residence (PDRM) - Purpose*

The purpose of this zone is to encourage flexibility to provide high quality design for the development of multiple family residences in conjunction with open space and recreational areas; to provide innovative design opportunities; to help promote affordable housing; and to encourage development harmonious with the natural environment.

#### *Planned Development Commercial (PDC) - Purpose*

The purpose of this zoning district is to provide for well designed and attractive commercial facilities on sites in appropriate locations to serve the community and visiting public.

*Planned Development Business Park (PDBP) - Purpose*

The purpose of this district is to encourage the development of campus type business/office space development which provides open space, compatible complementary land uses, high quality urban design, and innovative approaches to the conservation of natural resources, as well as the transporting and parking of employees.

*Planned Development Industrial (PDI) - Purpose*

The principal purpose of this zoning district is to provide sufficient space in appropriate locations for certain types of business and manufacturing uses that are quiet, attractive, and well designed and which also include appropriate screening and/or landscape buffers to afford locations close to existing residential uses, so that people can live and work in the same neighborhood.

**8.2.2 Zone Restrictions**

Planned development activity in an existing zone or on land currently zoned Future Development (FD) shall be in conformance with the adopted *City of Page General Plan* and be compatible with applicable Specific Development Plans, including the *Gateway Area Specific Development Plan*, adjacent development and the community in general.

**8.2.3 Development Standards**

Development standards shall be those approved on the development plan. Development provisions of this Ordinance may be modified, providing that the intent of these provisions is maintained.

**8.2.4 Bulk Standards and Density**

The basic standards for each Planned Development district are shown in *Table 6.1, Principal Building Bulk Standards*.

**8.2.5 Yards**

Depending on the intensity and uses proposed for a PD development and its relationship to the surrounding area, the Commission may require greater building setbacks for any peripheral yard stipulated in *Table 6.1, Principal Building Bulk Standards*, and may require screen walls, hedges, shrubs and trees as necessary to preserve the character of the surrounding area.

**8.2.6 Open Space and Recreation Space**

For residential development, common open space shall be an essential element of the plan. Except for development in the Gateway Area Plan, there are no specific

requirements for open space and recreation space for either residential or non-residential developments.

For non-residential development, recreational space is optional and the amount of open space should be determined by the requirements for required yards, space between structures, general circulation needs and landscaping.

## **8.2.7 Interior Site Requirements**

- A. *Minimum Lot Requirements* - Bulk Standards for all zoning districts, including planned development zoning districts, are listed in *Table 6.1 Principal Building Bulk Standards*.
- B. An individual lot for each structure is not required, but individual lots may be provided at the developer's option. There is no minimum area requirement for lots and lot boundaries may coincide with structure boundaries, if desired. If individual lots are provided, there shall be no requirement that the lot front the street.
- C. *Vehicular Access and Internal Circulation* - Vehicle access points shall be limited to the minimum necessary to provide safe, convenient ingress and egress to the planned development. Access points shall be located to provide minimum conflict between the planned development traffic and traffic on adjacent streets. Internal circulation may be on private streets owned and maintained by a corporation, association, or other legal entity established in *Section 8.2.8, Common Area Control*. The Commission may require dedication of right-of-way and/or construction of paving for a public street through or into the planned development. The design standards and construction specification of private streets shall be in accordance with the *General Development and Subdivision Regulations of the City of Page*.

Ingress, egress and circulation of safety vehicles (i.e., fire equipment, other emergency services, ambulances) shall be a primary feature in the design of vehicular access and circulation.
- D. *Parking* - Parking requirements for residential and non-residential development shall be in accordance with *Section 7.2, Off-Street Parking and Loading Requirements*, of this Ordinance. Parking in residential and non-residential areas shall be convenient to all dwelling units or other uses and, where appropriate, common driveways, parking areas, walks and steps shall be provided, maintained and lighted for night use. Screening of parking and service areas may be required to avoid conflict between areas serving different uses in a development. Common use facilities may require additional parking spaces to be determined by the Planning Director and approved by the Planning Commission.
- E. *Utilities* - Public utilities shall be in public easements or dedicated rights-of-way. Private streets and other private facilities that cross public easements shall be owned and maintained by an association of owners or tenants or other legal entity responsible for maintaining common areas.

- F. *Building Spaces* - The minimum distance between buildings shall be governed by the Uniform Codes adopted by the City and administered by the City Building and Fire Departments.
- G. *Landscaping* - Landscaping shall be an integral part of any development. Except for developments within the Gateway Area Plan, there are no specific requirements for the type, amount or character of landscaping elements. The location of landscaping elements should not obstruct the necessary sight distance of an intersection within and adjacent to the property. Screening, such as fencing, walls, trees, and other landscaping elements, may be required on part or all of the perimeter of planned developments abutting other zoning districts.

### **8.2.8 Common Area Control**

All common areas in planned developments shall be controlled by conveying title (including beneficial ownership) to a non-profit corporation, association or other legal entity. The terms of the conveyance must include provisions suitable to the Commission guaranteeing: the continued use of the land for the intended purposes; community of property maintenance for those portions of the common area requiring maintenance; when appropriate, the availability of funds required for maintenance; and adequate insurance protection.

In addition, the non-profit corporation, association or other legal entity must provide in the declaration of covenants and restrictions that, at any time the maintenance of the common area falls below established health and minimum safety standards, the City can enforce the provision of their covenant.

### **8.2.9 Alteration of Requirements**

The Commission may alter the requirements to fit a specific need provided that any alteration which is less than that required in *Section 8.2.7, Interior Site Requirements*, be in general compliance with the spirit of this Section. In no case shall the requirement for common area control be altered or waived.

### **8.2.10 Approval Procedure**

The general procedure for obtaining approval of a Preliminary Development Plan and a Final Development, specific procedures are outlined in detail in the following paragraphs.

#### **8.2.10.1 Pre-application Conference**

Prior to submitting a formal application and development plan the applicant is encouraged to confer with the Planning Director concerning the proposal.

#### **8.2.10.2 Application for Preliminary Approval**

To obtain preliminary approval for a planned development, 15 copies of a proposed preliminary

development plan, accompanied by a processing fee (*see Section 1.8*), shall be submitted to the Planning Director. The Planning Director shall upon receipt of the preliminary development plan, distribute copies to appropriate city departments and utility companies. Within 30 working days of the receipt of the plan, written comments will be submitted to the Planning Director.

### **8.2.10.3 Application Requirements**

The plan of development shall include the following:

- A Development Plan at a scale of one inch equals 100'
- B Contours at 2" intervals
- C Hard copies shall be on paper measuring not more than 24 by 36 inches
- D A dimensional layout of any buildings, open space, recreational area and other elements basic to the proposed use, including the amounts of the proposed uses in square feet or acres, as needed to evaluate and calculate the land use intensity relationship.
- E The size and location of all vehicular access points to the development. The number and location of all parking spaces,. The pattern, width and type of paving proposed for all vehicular movement areas. The pattern, width and type of paving for all sidewalks and other pedestrian areas. All proposed screening and/or lighting of parking and other areas shall also be illustrated.
- F Locations, amounts and type of non-residential uses within the area proposed to be developed for residential planned development.
- G Elevation drawings and/or perspective sketches drawn to suitable scale, which visually demonstrates the general features of the proposed plan.
- H Required legal document as specified in *Section 8.2.8, Common Area Control*.
- I An on-site drainage report.  
  
In the event the planned development is developed in stages, a staging plan with Estimated times of development is to be included as part of the proposed preliminary Development plan. The preliminary development plan may also include in some Appropriate form:
- J Plat of the property as required by the *General Development and Subdivision Regulations of the City of Page* and required improvement plans.

### **8.2.10.4 Criteria for Preliminary Plan Approval**

Once the Plan has addressed all requirements, the Planning Director shall submit and plan with  
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his recommendation and the comments received from other city departments and utility companies to the Commission for consideration.

The Commission may approve, conditionally approve, or deny the preliminary development.

Before approving the Preliminary Plan, the Commission will ensure that the Plan Meets the following standards:

- *Conformance to the General Plan.* The development must conform with the objectives of the *City of Page General Plan*.
- *Balance and Integration with the Neighborhood.* The design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties.
- *Adequacy of Street Network.* The proposed streets are suitable and adequate to carry anticipated traffic and that the density will not generate traffic in such amounts to overload the street network outside of the PD Zoning District.
- *Adequacy of Infrastructure.* That the impact created by the development can be accommodated by the existing infrastructure system (police and fire protection, parks, schools, water supply, sanitary sewer, solid waste disposal, etc.)
- *Relationship to physical Features.* The location of buildings and structures shall respect the natural terrain of the site and shall be functionally integrated with any natural features of the landscape to include the preservation of views and vistas.
- *Environmental Impacts.* Management of environmental impacts, including drainage, soils, and archaeological.

If approved, the plan shall be signed by the chairperson of the Commission. The original signed copy of the Approved Preliminary Development Plan shall be placed on file in the Planning Department pending approval of the final development plan.

#### **8.2.10.5 Application for Final Approval**

Application for final approval may be made within 6 months or concurrently with preliminary approval provided that proper zoning has already been obtained. The Commission may extend for 6 months the period for the filing of the final development plans, when adequate need is demonstrated by the applicant.

The application shall be submitted to the Zoning Administrator accompanied by a processing fee (*see Section 1.8*) and 15 copies of the approved preliminary development plan containing 8.5x 11" copies of each sheet.

The content of the final plan shall follow the requirements outlined in *Section 8.2.10.2* and

contain the following:

- Final legal documents as specified in *Section 8.2.8, Common Area Control*
- If applicable, a plat of the property as required by the *General Development and Subdivision Regulations of the City of Page* and plan of required documents.
- If applicable, assurance of construction and completion of required public and private improvements in the form as specified in *Section 413 of the General Development and Subdivision Regulations of the City of Page*.

The final development plan shall include any changes, alterations, additions or deletions requested by the Planning Commission and/or City Council in its grant of preliminary approval. Except for these modifications, the final development plan shall not deviate from the approved preliminary plan.

#### **8.2.10.6 Approval of Final Development Plan**

The Planning Director shall review the submitted materials to determine adequacy of meeting the requirements for final plan approval (*see Figure 8.1*). If complete, the materials shall be distributed to the appropriate City departments and/or agencies as the Director deems necessary. Approximately 45 working days after the acceptance of the Final Development Plan, the Planning Director shall submit the plan with a recommendation and comments from City departments and agencies to the Commission for consideration. The Commission may approve the plan, amend the plan, or disapprove the plan. If approved, the plan and accompanying plat shall be "Approved" and signed by the Chairperson of the Commission.

An original signed copy of the approved development plan and accompanying plat shall be on file in the Planning Department.

#### **8.2.11 Plan Modifications**

After final plan approval, minor modifications to the plan that do not affect the platting, the general character or overall design of the plan may be approved by the Planning & Zoning Director. Major modifications shall be resubmitted for review by the Commission following the same procedure required in the original adoption of the plan.

#### **8.2.12 Time Limit**

The installation of required infrastructure improvements shall be completed within 18 months from the effective date of the approval of the development plan. Building construction shall be started within 18 months after completion of required infrastructure. Building construction must be started within 36 months of the effective date of approval.

Commission may, or sooner than 60 days prior to the end of the time period, upon request of

the developer, extend the time up to one additional year if additional time is warranted. Failure to begin the development within the required time period shall automatically void the development plan and no building permit shall be issued until the plan or an amended plan has been resubmitted and approved by the Commission. Prior to the Plan becoming void, the Commission, by developer request, may grant a one time extension of up to 12 months.

### **8.2.13 Continued Plan Compliance**

The approved development plan shall continue to control the planned development after it is finished and development must remain in compliance. The following shall apply:

- A The building official, in issuing a certificate of occupancy for buildings within the planned development, shall note issuance on the filed approved development plan.
- B After the certificate of occupancy has been issued, the use of the land and the construction, modification or alteration of building or structure within the planned development shall be governed by the approved development plan.
- C No change shall be made in development contrary to the approved development Plan without approval of an amendment to the plan except as follows:
  - 1) Minor modifications of existing buildings structures may be authorized by the Commission if they are consistent with the purposes and intent of the approved development plan and do not increase the cubic footage of a building or structure.
  - 2) A building or structure that is totally or substantially destroyed may be reconstructed without approval of an amended planned development if it is in compliance with the purpose and intent of the approved development plan.
  - 3) An amendment to a completed planned development may be approved if it is appropriate because there have been changes in development policy of the community as reflected by an amendment to the *City of Page General Plan* or related land use regulations.
  - 4) No modification or amendment to a completed planned development is to be considered as a waiver of the covenants limiting the use of the land, buildings, structures and improvements within the area of the planned development and all rights to enforce these covenants against any changes permitted by this Section are expressly reserved.



**Table 8.1  
Principal Building Bulk Standards – Planned Development (PD) Districts**

ZONING DISTRICT	MINIMUM LOT SIZE PER UNIT (Square feet)	MINIMUM DEVELOPMENT AREA (Square feet)	MINIMUM BUILDING SIZE (sq. feet) <sup>5</sup>	MAXIMUM LOT COVERAGE	MINIMUM FRONT SETBACK (feet)	MINIMUM SIDE SETBACK (feet)	MINIMUM REAR SETBACK (feet)	MAXIMUM BUILDING HEIGHT (feet) <sup>5</sup>
PDR	12,000	3 Acres	1,425	45%	4	4	4	25
PDRM	1,500	7,000	1,000	45%	20	10 <sup>8</sup> or 5 <sup>7</sup>	10 or 5 <sup>4</sup>	25
PDC	10,000	1 Acre	None	60%	20	0 <sup>2</sup>	15	30
PDIP	10,000	3 Acres	None	50%	40	20	50	35
PDBP	None	3 Acres	None	None	50/100 <sup>7</sup>	20	50 or 20	30
PRD	None	3 Acres <sup>3</sup>	None	None	4	4	4	30
PDGC	None	3 Acres <sup>3</sup>	1,425	None	4	4	4	30

**Notes to Table**

- <sup>1</sup> Within 30' of any residential district. Height may be increased 1' for each 5' of additional setback, up to a maximum of 30'.
- <sup>2</sup> 25 feet from any residential district.
- <sup>3</sup> Except for essential government facilities, nature trails, recreation trails, bike paths, wildlife habitat, scenic overlooks. Scenic parking areas, public rest areas or tourist information centers.
- <sup>4</sup> Yards abutting streets and vacant areas shall be determined by the Commission. Yards abutting existing development shall be equal to the setback of the adjacent development.
- <sup>5</sup> Minimum of 300' square feet for each hotel/motel room.
- <sup>6</sup> For duplex or end units of single-family attached apartments, only one side yard with a minimum width of 10 feet is required.
- <sup>7</sup> 50 feet on interior roads; 100 feet on arterial and collector roads. On corner lots, the side streets yard shall be the same as that for the majority of the lots fronting on the same street.
- <sup>8</sup> Minimum lot width of 70 feet is required for multi-family. Minimum 20 feet building separation is required for duplex and multi-family units.
- <sup>9</sup> Duplex units require 3,500 sq.f. per unit; Single-family attached require 2,000 s.f. per unit and a minimum lot width of 20', Single-family detached requires a minimum lot size of 7,000 square feet per unit.