

Minutes of the Syracuse Planning Commission Work Session, March 3, 2015

Minutes of the Syracuse City Planning Commission Work Session held on March 3, 2015, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present:

Commission Members:	TJ Jensen, Chairman Ralph Vaughan, Vice-Chairman Dale Rackham Curt McCuiston Trevor Hatch Troy Moultrie Greg Day
City Employees:	Noah Steele, Planner Jackie Manning, Admin Professional
City Council:	Mike Gailey
Excused:	Jenny Schow, Planner
Visitors:	Gary Pratt Ray Zaugg

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1. **Department Business:**

Planner Steele received a site plan application for a storage unit. Planner Steele discussed packet materials. Per state law, any amendments to the packet must be posted at least 24 hours prior to a scheduled meeting. He asked that anything packet related be submitted to the planning secretary the Wednesday before the meeting to allow proper time for every commissioner to review the materials.

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2. **Commissioner Reports:**

Chairman Jensen stated the Davis County Active Transportation Committee has met and there is a potential for a new trail project. He stated there are 25 projects (bike lanes and trails) that have been identified between Box Elder and Salt Lake County. Chairman Jensen identified the trails within Davis County and discussed the various studies associated with the projects, as well as potential funding. He stated UDOT (Utah Department of Transportation) mentioned a potential for bike lanes along 2000 West, when the road is widened. He stated there was mention of considering moving up the time table for the extension of SR-193 to 2000 West and 3000 West.

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3. **Upcoming Agenda Items:**

There may be code amendments on the upcoming agenda.

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4. **Discussion Items:**

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a. **General Plan Committee – progress and preliminary report.**

Chairman Jensen invited two committee members to give a presentation with the committee's progress. Gary Pratt and Ray Zaugg gave a presentation representing the General Plan Subcommittee.

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Mr. Pratt thanked all the participants of the committee. He stated they are trying to redesign an easier to read format pertaining to zoning densities. Mr. Pratt read through the proposed changes. The proposal can be seen as an exhibit.

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Commissioner Day inquired about the 30 foot set-backs. Mr. Pratt stated there are various set-backs between the zones and the committee wanted to set the standard at one or two types based on zoning. The committee decided a 30 foot set-back for R-1 Residential zones would be easy for the developer to accommodate because the lots are larger. Mr. Pratt referred to the duplexes on Gordon Avenue and 1000 West. He stated they had 25 foot set-backs and are more forward than the surrounding homes along the street; the surrounding homes having a 30 foot plus set-back.

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Commissioner Day felt the proposed 30 foot set-back requirement would encourage more two-story homes. He provided the example of a cul-de-sac for unique configurations.

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Mr. Pratt doubted there would be cul-de-sacs with the new lot size minimums that were being proposed. Commissioner Day provided the example of the Miller Springs Subdivision. There are 3 cul-de-sacs, with 6 to 7 lots forced to have two-story homes due to the geometry of the lots. The lots are 15 thousand square feet plus. There was a discussion regarding pie shaped lots and the limitations with the proposed set-backs. Chairman Jensen suggested putting an exception to the set-backs for cul-de-sacs, reducing the set-back to 25 feet.

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Mr. Pratt discussed R-2 Residential Zones. The committee proposed a lot size minimum of 10 thousand square feet. Commissioner Hatch discussed the challenge for a developer to design a subdivision to meet both lot size minimums and lot subdivision averages. Mr. Pratt clarified the averages will not be part of the requirement.

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Commissioner Vaughan stated 100 foot width would be restrictive in conjunction with lot size minimum. He discussed cul-de-sacs and the difficulty for uniquely shaped lots to meet the minimum lot size requirements. He discussed the potential ramifications for the proposed increased 30 foot set-back.

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Chairman Jensen discussed the calculations that influenced the set-back minimum and explained the change was minimal. Ray Zaugg, Syracuse, Utah explained the current code lot widths and explained the cul-de-sacs were not discussed among the General Plan Subcommittee members.

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Commissioner Day stated they need to allow the builder the freedom to put a home on the lot that can merit the price for the larger lot. He discussed the impact on property values within a subdivision that can arise as a result to the changes. Chairman Jensen discussed averages in lot widths in relation to the lot size minimums. There was a discussion regarding set-backs and lot size minimums with an emphasis on configuration. Commissioner Rackham suggested they put this as an action item on the next agenda to allow for a more in depth discussion.

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Mr. Pratt suggested a moratorium for R-3 Residential Zones, or to delete R-3 as an active zone because of the size of lots, concentration, and type of homes within that zone attracts. He stated there has been discussion in City Council with a concern that they are throwing out their General Plan based on what a developer requests.

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Mr. Pratt stated the committee proposed to eliminate all conditional uses in a PRD (Planned Residential Development) zone. The committee proposed 6 units per acre. The developer would have to have a good reason for wanting a PRD and would have to specifically ask for a rezone. The committee recommended having the homes be single family or duplexes, and eliminate fourplexes. They discussed the configurations of the buildings with a focus on garages facing side or backyard; which would follow a similar architecture to cluster subdivisions. They wanted to add to the design standard book. Mr. Pratt recommended looking to other cities for example of proper PRD language.

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Mr. Pratt discussed the benefits of allowing bonus densities for R-1 Zones. There was a discussion regarding the calculations for bonus densities and the effect they would have on minimum lot sizes. There was a discussion regarding small parks with the comment that a Home Owners Association would manage and maintain "pocket parks".

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Mr. Pratt discussed the trail system and incentives to developers to tie into the trail system. There was a discussion regarding RV pads and the configurations to allow them.

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Mr. Pratt discussed the parks committee. He stated they are identifying existing parks, making inventory, and proposing upgrades/completion plans. There was a discussion regarding regional sports park and the undeveloped property to host a potential park. There was a discussion regarding park land and the averages.

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Mr. Pratt stated the General Plan Subcommittee is looking to rewrite the entire General Plan. He discussed the redesign of the format to allow for easier understanding. They are currently reviewing the index and consolidating definitions and subject matter. There was a discussion regarding the various plans that will be incorporated in the rewrite.

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Mr. Pratt would like to implement general goals of the city in regards to short term and long term for the future of Syracuse. The general plan subcommittee will be reviewing TDR's (Transferable Development Rights). Chairman Jensen gave details regarding the program. Mr. Pratt stated there is nothing in scope as of right now for TDR's, but it is a discussion. Chairman Jensen provided the direction to the committee to give their results by the end of June because some of the commissioner's terms will expire.

The committee will be meeting the following Wednesday.

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b. Title X Code Amendments: pertaining to the PRD (Planned Residential Development) Zone.

Planner Steele referred to the document submitted by Commissioner Rackham, as seen as an exhibit. Commissioner

Day felt the PRD changes should pertain to the architectural buildings, not the density itself. These changes would promote a lot of subdivisions similar to Trailside Park. Commissioner Rackham stated the new language would drive developments similar to Sunset Village Communities. Commissioner Day did not feel there would be another development similar to Sunset. He stated it was an attractive development. Commissioner Rackham invited the commissioners to add to the PRD language.

Commissioner Day suggested bringing in a professional for assistance in writing the ordinance. Commissioner Rackham recommended the elimination of conditional use permits within a PRD zone. There was a discussion regarding home occupations within PRD zones with a general consensus to allow home occupations for single family dwellings, but have stipulations for duplexes and fourplexes. Chairman Jensen gave direction to staff to review home occupations at a later date. There was a discussion regarding the calculation for PRD Density and the proposed change of 6 units per acre.

Commissioner Rackham clarified common space versus open space. Common space is an area that has an amenity added for use of residents and/or the city. Open space is any undeveloped property that does not include streets and sidewalks. Chairman Jensen felt the percentage should be reduced to 28 percent for amenities due to the proposed reduction of 6 units per acre. Mr. Pratt stated there was another section that referenced 50 percent and recommended an update for a consistent number.

Commissioner Rackham reviewed the definitions, as seen in the packet, pertaining to open space and common space. There was a general consensus to reduce the amenity percentage to 30 percent.

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Commissioner Day expressed the need for an updated landscape ordinance. Chairman Jensen directed Planner Steele to draft some language. Planner Steele stated the Architecture Land Design Guide had landscaping and overall design standards. There was a discussion regarding tree guidelines with an emphasis on planting and removal of dead trees. Planner Steele referred to an existing tree planting guide available to residents and developers. Commissioner Day recommended having a set number for the amount of trees per acre to help break up the monotony. He provided the example of Eagle Mountain for failed and successful techniques.

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There was a discussion regarding side yard set-backs with the suggestion of 16 feet between primary structures. There was a general consensus to allow accessory structures for single family dwellings as long as they could meet the set-backs as set herein.

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There was a discussion regarding building height. Commissioner Day recommended putting language that required a minimum of 25 percent single story units. He gave the example of a fourplex having the end units single story and the interior units two story to help break up the monotony. He proposed roofline variations.

Commissioner Vaughan recommended having a maximum height for primary structures. There was a general consensus to allow fourplexes.

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Mr. Pratt stated he did not agree with allowing fourplexes or sixplexes within the city, due to lack of design standards for those units. He suggested incorporating the ideas of the architectural design standards. He recommended the planning commission review the 20 feet set-backs as well.

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Chairman Jensen discussed off street parking. There was a discussion pertaining to time limits for the extra parking spaces. There was a general consensus to have the Home Owners Association regulate and maintain parking limitations. There was a general consensus to leave parking ordinance as is.

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There was a discussion regarding single-story versus two-story buildings. There was a general consensus to allow two-story buildings without requiring 25 percent single story. Commissioner Rackham inquired about the 2 car garage requirement. He inquired if fourplexes should be required to have 2 car garages as well. There was a general consensus to require 2 car garages. Commissioner Vaughan inquired about the configuration of the garages and the massing result.

Chairman Jensen relayed a suggestion from the General Plan Subcommittee that garages have to face the side or rear, for fourplexes, and may not face the street. There was a split decision regarding the placement of garages. Commissioner Day stated the placement would depend on the configuration of the lots. Chairman Jensen gave direction to bring this discussion back to the planning commission.

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FIVE MINUTE RECESS.

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Return from recess. Chairman Jensen gave direction to Planner Steele to draft some landscaping language and Commissioner Rackham was given direction to draft the remaining portion of PRD zone guidelines.

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Mr. Pratt stated catch basins are currently allowed by our ordinance as open space. He felt they should be excluded. Chairman Jensen stated catch basins would be counted as common space. Chairman Jensen gave direction to Commissioner Rackham to rephrase the common space to maintain catch basins.

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c. Title X Code Amendments: pertaining to Accessory Structures.

Chairman Jensen read through the draft. Commissioner Rackham referred to the section prohibiting accessory structures from being built before the primary structure has commenced and recommended removing the language. Commissioner Rackham suggested rewording to state the primary structure must be completed and given occupancy before the accessory structure. Planner Steele sometimes new builds will elect to build their accessory structure along with their primary structure which allows flexibility for the residents. Chairman Jensen wanted language to allow for barns or storage units within Agricultural zones.

Commissioner Rackham referred to the corner lot limitations for accessory structures and asked for clarification. He didn't feel the sited code was applicable and recommended deleting the reference. Chairman Jensen gave direction to staff to review the reference and clarify the intent of the reference.

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There was a discussion regarding accessory structures under 200 square feet. Commissioner Rackham recommended not allowing any accessory structures in the front yard.

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There was a discussion regarding height limitations with a general consensus to allow for a maximum height of 15 feet for accessory structures less than 200 square feet. There was a general consensus to keep the 3 foot set-back for accessory structures less than 200 square feet.

There was a general consensus to increase the set-back to 8 feet for accessory structures larger than 200 square feet, as proposed by Commissioner Rackham.

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There was a general consensus to strike the minimum height requirement for accessory structures. There was a discussion regarding roof heights for accessory structures with an emphasis on roof pitches. There was a general consensus to limit the height of the accessory structure to that of the primary structure. Chairman Jensen suggested adding an exception for farm land within the A-1 Agriculture Zone.

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There was a discussion regarding cargo containers in relation to accessory structures and how it would pertain to the existing accessory structure ordinance. Chairman Jensen called for a motion to extend to continue the discussion regarding cargo containers.

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MOTION TO EXTEND WORK SESSION MEETIN 15 MINUTES BY COMMISSIONER RACKHAM. THE MOTION FAILED DUE TO LACK OF SECOND.

The proposed draft has been added as an exhibit.

d. Title X Code Amendments pertaining to the Land Use Matrix.

This item was not discussed due to lack of time.

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5. **Adjourn.**

Exhibits:

General Plan Subcommittee Material

PRD (Planned Residential Zone) Information – Drafted by Commissioner Dale Rackham

Syracuse City General Plan Committee

Interim Update
March 3rd, 2015

MISSION STATEMENT:



"To provide quality, affordable services for it's citizens, while promoting community pride, fostering economic development and managing growth."

Zoning Densities, lot sizes, setbacks:

The General Plan Committee feels that the following changes are in the best interest of the citizens of Syracuse City:

- Use Gross Density, no more Net Density calculations:

Net density can be confusing to those not intimately familiar with how densities work in Syracuse City. We recommend using Gross Density instead, with adjustments to account for the 20% that is used in Net Density calculations (for roads, sidewalks, etc.).

Revised density numbers and lot sizes:

R-1:

2.3 Units per Gross Acre

Approx. 15,000 Square Foot Average Lot Size*

12,000 Square Foot Minimum Lot Size, 100 Ft. Minimum Width

30 Foot Setbacks

Density incentives for amenities. No more cluster subdivisions, period.

*Example: 10 Acres, 23 lots, avg. 15,151 Avg. Sq Ft Lots assuming 20% of acreage for roads, etc..

R-2:

3.0 Units per Gross Acre

Approx. 11,600 Square Foot Average Lot Size*

10,000 Square Foot Minimum Lot Size, 85 Ft Minimum Width

30 Foot Setbacks

*Example: 10 Acres, 30 lots, 11,616 Sq Avg. Ft Lots assuming 20% of acreage for roads, etc.

R-3:

4.0 Units per Gross Acre

8,000 Square Foot Minimum and Average Lot Size, 80 Ft. Minimum Width

A permanent moratorium on this zone is recommended – no new R-3 should be added to the General Plan from this point forward, as we have more than enough R-3 incorporated into the city already.

R-4:

This zone is deprecated, but the language needs to be restored, to control the R-4 we already have, with a note that no new R-4 may be added to the General Plan.

- Average Lot Size computed as follows:
43,560 Sq. Ft/Density, x 0.8 (20% deduction for roads, etc)

PRD:

6.0 Units per Gross Acre

Prefer Single Family, Duplexes. Four Plexes are not recommended at this time.

Prefer garages in the side or rear for Duplexes – no forward facing garage doors.

Strong architectural guidelines are recommended for this zone. Definitely need to include pictures in the ARC Guidebook of what is preferred.

8 Ft setback to property line, 16 feet between buildings.

No new PRD's should be added to the General Plan, until the PRD language is modified. Even then, use of this zone should be very limited, as we feel it is not in harmony with the wishes of the citizens of Syracuse City.

R-1 Bonus Densities:

As noted above, the General Plan Committee strongly recommends the repeal of the Cluster Subdivision ordinance, as it is too easily abused by developers.

In it's place, we are suggesting density incentives, in R-1 only (A-1 to be discussed), to encourage the inclusion of amenities in R-1 subdivisions.

Amenities eligible for bonus density points may include:

- Pedestrian Trails
- Bike Paths & Horse Paths
- Wider park strips (10 foot instead of 5-6 foot)
- Tables, benches in parks
- Enhanced landscaping, more shade clustering, sound control
- Common Areas/Parks
 - note that park locations must be in harmony with the Parks Master Plan
 - Detention basins do not count as common areas unless developed as a park with appropriate amenities (swingsets, pavillions, benches, etc.)
- Preservation of Natural Areas
- Clubhouses
- Tennis Courts, Swimming Pools, etc. that are available to residents of the development, or as a whole to the community.
- Schools & Academies– when near a possible new location for a school.

Such density incentives may not increase R-1 densities by more than say 50% (when combined). We are still working out our final recommendation on suggested bonus densities for each amenity.

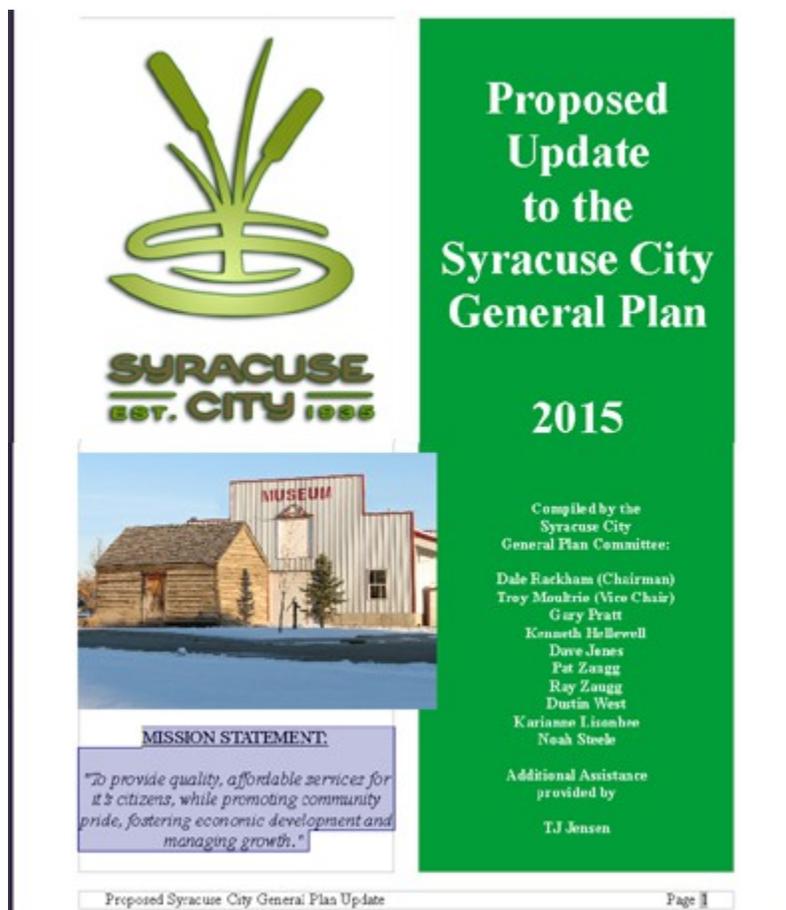
Trails:

The General Plan Committee encourages the inclusion of trails in all zones, where they can be incorporated into our existing trails plan. Appropriate incentives for the inclusion of trails should be devised and spelled out in our ordinance, to ensure that developers include trails in their developments in such a way to ensure harmony with the Trails Master Plan.

Parks:

The General Plan Committee supports the City's efforts to re-acquire acreage for a Regional Park. The Committee also recommends stronger efforts to develop our existing park acreage, and that additional generalized locations for localized parks should be identified, so that going forward we can focus on fewer, larger parks over a preponderance of pocket parks.

Re-Write of the General Plan



The General Plan Committee is currently drafting up a proposed update to the General Plan. This will include updated language, as well as the inclusion of various other plans that Syracuse City has. Plans recommended for inclusion in this document include:

- Transportation Master Plan
- Parks Master Plan
- Trails Master Plan (already included in current document)
- Storm Water Management Plan
- Culinary & Secondary Water Plans

Some of the above-mentioned plans may have placeholders for inclusion at a future date.

The General Plan Committee also thinks that it is a good idea to include goals in our Master Plan, to identify the projects which the city should work towards completion on, both in the short term and in the longer term.

Updates to the General Plan Map

- The Committee is currently focused on the proposed General Plan rewrite, but will also be forwarding some recommended zoning changes as part of our final recommendation.

- Discussions to this point include the possible addition of more Business Park & Commercial Zoning along the SR193 Corridor, between 2000 West and the Emigrant Trail, as well as the elimination of the Research Park Zone along 4000 West, as the Sewer District has expressed the desire to keep this area clear and open.
- We are also currently discussing a transitional AG Zone south of 2700 South, which would allow houses where sewer service can be accomplished by gravity feed only (i.e. no lift stations), but would specify that the acreage to the south of where sewer service would terminate would remain as open space, with agricultural uses allowed.
Said transitional Zone may have larger lot sizes, say ½ acre+ lots where gravity feed sewers can be used. This zone would essentially replace the current A-1 Zone.
- The Committee has also discussed the possibility of using TDR's (Transfer of Development Rights) to help preserve the remaining farmland at the Southwest edge of the city. Unfortunately, a suitable 'receiving area' for said TDR's has not been identified, as adding any density to other areas of the city is an issue. The Committee encourages the use of other avenues by outside entities to preserve our remaining farmland, including efforts by the Nature Conservancy.

Chapter 10.75

PRD – PLANNED RESIDENTIAL DEVELOPMENT

Sections:

- 10.75.010 Purpose.
- 10.75.020 Permitted uses.
- 10.75.030 Conditional uses.
- 10.75.040 Minimum lot standards.
- 10.75.050 Development plan and agreement requirements.
- 10.75.060 Design standards.
- 10.75.070 Street design.
- 10.75.080 Off-street parking and loading.
- 10.75.090 Signs.

10.75.010 Purpose.

The purpose of this zone is to allow diversification in the relationship of residential uses to their sites and permit directed flexibility of site design. Further, its intent is to encourage a more efficient use of the land and the reservation of a greater proportion of common space for recreational and visual use than other residential zones may provide and to encourage a variety of dwelling units that allow imaginative concepts of neighborhood and housing options and provide variety in the physical development pattern of the City. This will allow the developer to more closely tailor a development project to a specific user group, such as retired persons.

The intent of this zone is to encourage good neighborhood design while ensuring compliance with the intent of the subdivision and zoning ordinances. All dwelling units are to be held in private individual ownership. However, the development shall contain common or open space and amenities for the enjoyment of the planned community that are developed and maintained through an active homeowners' association or similar organization with appointed management. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-010.]

10.75.020 Permitted uses.

The following are permitted uses by right provided the parcel and building meet all other provisions of this title and any other applicable ordinances of Syracuse City:

- (A) Accessory uses and buildings (~~Maximum under~~ 200 square feet).
- (B) Churches, synagogues, and temples.
- (C) Dwelling units, single-family (no more than four units attached).
- (D) Educational services.
- (E) Household pets.
- (F) Private parks.
- (G) Public and quasi-public buildings.
- (H) Residential facilities for persons with disabilities and assisted living centers. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-020.]

10.75.030 Conditional uses.

The following may be permitted conditional uses after approval as specified in SCC 10.20.080.

- (A) Day care centers (major).
- (B) Home occupations (minor or major).
- (C) Temporary commercial uses (see SCC 10.35.050) (minor).
- (D) Temporary use of buildings (see SCC 10.30.100(A)(9)) (minor). [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-030.]

10.75.040 Minimum lot standards.

All lots shall be developed and all structures and uses shall be placed on lots in accordance with the following standards:

Comment [DR1]: I think conditional uses in a PRD should be removed.

(A) Density: ~~The City shall determine the dwelling unit density, building setbacks, and minimum lot size through a development plan based on the specific merits of the proposed development as well as on factors such as recreation facilities, greater open space, landscaping features, fencing type and design, signage, clubhouse provisions, homeowners' covenants, professional maintenance, trails/pathways, and quality of exterior building materials. However, condominium developments shall comply with the Utah Condominium Act, but in no case shall the overall density of the development exceed eight(6) dwelling units per net gross acre, without recommendation for approval by the Planning Commission and the consent and approval of the City Council.~~

~~The overall density of the development may exceed eight dwelling units per net acre and increase up to a maximum of 12 dwelling units per net acre only after receiving recommendation for approval by the Planning Commission and consent and approval by the City Council. The Planning Commission recommendation and City Council consent and approval, for a developer to exceed eight dwelling units per net acre, shall be subject to the ability of the development plan to meet the following criteria:~~

- ~~(1) The development area shall be a transitional residential buffer to commercial, industrial, and/or retail zones, as established in the general plan;~~
- (2) The development shall provide a standard road right-of-way of 60 feet which shall include curb, gutter, and sidewalk improvements;
- (3) The development shall provide a minimum of 35 percent parks and/or ~~functional~~ open space within the development based on the net acreage of the proposed development;
- (4) The aesthetic and landscaping proposals shall provide ~~a superior residential development and environment;~~ for trees and shrubs that break up the look of having the same building style duplicated throughout the development
- (5) The development shall provide adequate off-street parking area(s), subject to requirements of this chapter and off-street

Comment [DR2]: This was removed because they now have to come in and ask for PRD zoning

parking requirements as found in Chapter 10.40 SCC; and

(6) The development design shall include a direct connection to a major arterial, minor arterial, or major collector roadway.

(B) Lot width: determined by development plan.

(C) Front yard: 20 feet.

(D) Side yards: a minimum of 16 feet between ~~attached~~ units.

(E) Rear yard: a minimum of 15 feet.

(F) Building height: as allowed by current adopted building code, and shall be with a maximum height of 30 feet to the top of the roof structuresingle story buildings.

(G) Exterior: multi unit structures shall be designed so they do not have a common exterior wall and have variations in the roofline.

(G) Open space/common space: shall be a minimum 50 percent of the total ~~land area, excluding roadways, buildings, acreage and, excluding any~~ above-ground City infrastructure. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1998; Code 1971 § 10-15-040.]

10.75.050 Development plan and agreement requirements.

(A) Subdivision ordinance requirements shall generally apply to planned residential communities. The developer shall submit a residential development plan of all project phases for City consideration and approval and shall integrate the proposed development plan into a development agreement between the developer and City. The development agreement shall undergo an administrative review process to ensure compliance with adopted City ordinances and standards with approval by the City Council. The subdivider shall develop the property in accordance with the development agreement and current City ordinances in effect on the approval date of the agreement, together with the requirements set forth in the agreement, except when federal, state, county, and/or City laws and

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regulations, promulgated to protect the public's health, safety, and welfare, require future modifications under circumstances constituting a rational public interest. ~~The Land Use Authority shall use the submitted development plan and agreement with the design amenities and unique development features and merits of the development to determine overall development dwelling unit density up to a maximum of 12 dwelling units per net acre.~~

(B) A planned residential development must have a minimum of five acres ~~with a minimum of 20 percent of the acreage in common space area excluding required roadways, curbs, and other City infrastructure.~~

(C) The developer shall landscape and improve all open ~~space or common space~~ around or adjacent to building lots and common spaces and maintain the same through a lawfully organized homeowners' association, residential management company, or similar organization.

(D) The development plan submitted for review shall show the location and building elevations with exterior building materials, size, and general footprint of all dwelling units and other main buildings and amenities.

(E) The development plan submitted for review shall include landscaping, fencing, and other improvement plans for common or open spaces, with the landscaping designed in accordance with an approved theme to provide unity and aesthetics to the project. The plan shall include all special features, such as ponds, fountains, signs, walking paths, inviting entryways, etc., together with a landscape planting plan. ~~Open-Common space and recreational areas~~ should be the focal point for the overall design of the development, with various community facilities grouped in places well related to the commonse-open spaces and easily accessible to pedestrians.

(F) The proposed development shall show it will not be detrimental to the health, safety, or general welfare of persons residing adjacent to the proposed development.

(G) A planned residential community shall be of sufficient size, composition, and arrangement to enable its feasible development as a complete unit, managed by a legally established owners' association and

governed by enforceable, duly recorded CC&Rs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-050.]

10.75.060 Design standards.

The Land Use Authority shall approve the required common building theme. The design shall show detail in the unification of exterior architectural style, building materials, and color and size of each unit; however, the intent is not to have the design so dominant that all units are identical. Residential dwellings shall comply with SCC 10.30.020. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-060.]

10.75.070 Street design.

The Land Use Authority may approve an alternative street design so long as it maintains the City's minimum rights-of-way. The developer shall dedicate all street rights-of-way to the City. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Code 1971 § 10-15-070.]

10.75.080 Off-street parking and loading.

For multi-unit developments; one additional off-street parking shall be provided for each unit of four dwellings. Off-street parking and loading shall be as specified in Chapter 10.40 SCC; provided, however, that the City may limit or eliminate street parking or other use of City rights-of-way through the employment of limited or alternative street designs. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-080.]

10.75.090 Signs.

The signs permitted in this zone shall be those allowed in residential zones by Chapter 10.45 SCC. [Ord. 12-01 § 1; Ord. 11-04 § 6; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; amended 1991; Code 1971 § 10-15-090.]

