

Chapter 17.100

P-D PLANNED DEVELOPMENT DISTRICT

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17.100.010 Purpose.

The PD planned development district may be established in combination with any other land use district and is designed to increase the flexibility of planning with appropriate safeguards and controls. The intent is to encourage and permit preplanned development and the use of new concepts of land development through a mixture of compatible uses meeting the principals of the general plan. Variations from the standards specified elsewhere in this title, may be allowed with final approval from the city council, after a public hearing for that purpose. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.100.020 Allowed Uses.

A. The PD planned development district may be applied to any other land use district. In addition to those uses specified for such district, other uses excluding those uses allowed in the M-1 industrial zoning district, may be allowed when they are found by the city council to be in keeping with the principles and goals of the general plan.

B Minimum Area Required. The minimum area for a planned development area shall be two and one half acres. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.100.030 Standards applied to subdivisions.

A. Planned development applied to subdivisions:

1. When the city council finds that a proposed subdivision of land meets the intent and purpose of this title and is in conformance with the goals and principles of the general plan, approval may be given to process a subdivision pursuant to NRS Chapter 278, recognizing that lot sizes, yard and other development standards do not comply with the zoning regulations.

2. A planned development which is intended to be subdivided as a condominium or other type of joint ownership development, may be approved, provided the condominium complies in all respects with state requirements, and copies of all documents are submitted to the governing body for review and approval.

B. In order that buildings, structures, signs, landscaping and other improvements will be developed in an orderly manner and will be in harmony with other structures and improvements

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in the area, the following items may be considered in approving plans of proposed improvements in the PD district.

1. The uses proposed;
2. The height, size and area of buildings;
3. Building lines and distances between buildings;
4. Signs; location, size and styles.;
5. Parking; location, access and design. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.100.040 Preliminary Development Plan.

A. The application shall be classified as a zone change and the appropriate filing fees shall be charged.

B. The preliminary plan shall include the following:

1. A sufficient number of copies of the proposed preliminary plans as specified by the director of planning;
2. A written description of proposed improvements;
3. Location of the site proposed for planned development including adjoining streets in relation to the nearest major streets;
4. A plan showing location of all structures existing and proposed, landscaping, parking and other improvements related to existing and proposed changes in the topography of the site;
5. The location and capacities of all municipal utilities in the vicinity of the site and tentative extensions to the site;
6. Sketches showing tentative architectural concepts of the proposed buildings;
7. When more than one use is proposed, the approximate areas proposed for various categories of land use setting out in general terms the uses proposed. For residential uses, there shall be a tabular summary of estimates of population densities;
8. A time schedule for the construction of various phases of the development.

C. The planning director may arrange a review meeting with a subcommittee of the planning commission to discuss the proposal.

D. The application, amended to include any changes recommended by the staff and/or subcommittee and accepted by the applicant, shall follow the hearing procedure set forth in Section 17.12.100.

At a public hearing at which this application will be heard, the planning commission will seek to determine that:

1. There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.
2. The resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.
3. The area around the development can be planned to be in substantial harmony with the proposed plan.
4. The plan can be completed within a reasonable period of time, and what that time period should be.

5. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.

6. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

7. If the planning commission determines that the project should go forward, they will adopt a resolution approving the project, with a specific time frame for the submission of the final plan. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.100.050 Final Development Plan.

A. Within the time limits specified in the approval of the preliminary plan, a final plan of the project or a single phase shall be submitted to the planning department.

1. If the proposed project is a mixed use project and to be phased, the residential phases, together with all open spaces and recreational amenities must be completed, prior to any work being done on any commercial phase.

2. If the project is to be either a residential or commercial project, this restriction does not apply.

B. The final development plan shall be in accordance with Chapter 17.22 and also include the following:

1. Three copies of the final plan;

2. Locations of buildings and structures and uses contained therein, detailed elevations showing the architecture and locations of exits and entrances and construction materials;

3. Existing and proposed contours at two foot intervals;

4. Surface drainage, sewer, and water lines, fire hydrants, and related calculations, street lighting, gas and electrical mains;

5. Vehicular and pedestrian circulation, street construction plans and details of off-street parking and loading facilities in accordance with Chapter 17.25;

6. Detailed design of free standing signs, general indication of signs on buildings and on-site lighting in accordance with Chapter 17.27.

C. The final development plan shall be reviewed by the planning department for conformity with the approved preliminary plan and time schedule.

1. If found to be in compliance, the plan shall be referred to the planning commission with a recommendation for approval to be sent to the city council for adoption of the ordinance to rezone the property.

2. If the precise development plan is found not to be in conformance with the approved preliminary plan, but in conformance with the time schedule, the planning department shall notify the applicant of the areas of non-conformance, with a definitive time line to bring the plan into conformance.

3. If the final development plan is found not to conform to the time schedule as set out by the preliminary approval, the applicant shall be so informed and no further action shall be taken on the application.

4. The final development plan as reviewed and approved by the planning commission shall be forwarded to the city council for adoption as an ordinance.

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5. No building permits will be issued for this project until such time as the final development plans have been approved by the city council, and the appropriate ordinance adopted. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.100.060 Extensions

In those cases where the proposed project is being phased in over several years, the applicant may ask for one extension, beyond the time limit granted by the planning commission, consisting of not more than eighteen months for each phase, with the exception of the first phase of the project. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.100.070 Revisions.

All revisions or changes to the approved final development plan other than minor adjustments shall be made pursuant to the procedures set forth in this section. (Ord. 617 § 1.1 Exh. A (part), 1996)