

# **PLANNED AREA DEVELOPMENT OVERLAY DISTRICT AMENDMENTS**

## **CHAPTER 22 - PLANNED AREA DEVELOPMENT OVERLAY DISTRICT**

### **11-22-1: - PURPOSE**

The purpose of the Planned Area Development Overlay (PAD) District is to permit flexibility in the application of zoning regulations by allowing modifications to land use regulations and development standards in order to:

- A. Support innovative, high-quality, cohesive development.
- B. Facilitate creative land planning that results in superior design outcomes that may not be achievable under conventional zoning regulations.
- C. Elevate the overall quality of development by fostering design excellence and promoting sustainable, livable, and well-connected communities.

Because the PAD Overlay District may be tailored to an individual proposed development, relative to land use regulations and development standards, each PAD Overlay District may differ considerably from another. However, developments within a PAD Overlay District should exemplify:

- A. Thoughtful building, site, and land use planning that creates a unique sense of place and enhances the image and character of the area.
- B. Well designed, accessible, and integrated open space, amenities, and/or recreational facilities of a scale that is proportionate to the use.
- C. High-quality architectural and site design that retains functional relevance, aesthetic appeal, and structural integrity over time.
- D. A balanced mix of land uses that are compatible with each other and surrounding development.

### **11-22-2: - LAND USE REGULATIONS**

The PAD overlay district shall be used in combination with one (1) or more underlying zoning districts and may modify land use regulations as follows:

- A. Permit and prohibit the same land uses and activities as the underlying base zoning district(s).
- B. Permit additional land uses not otherwise permitted in the underlying base zoning district(s), as determined by the City Council.
- C. Restrict or prohibit specific land uses to ensure compatibility with surrounding areas and community objectives, as determined by the City Council. To restrict or prohibit land uses in the PAD Overlay District, a development agreement that restricts or prohibits those specified land uses shall be adopted previous to or concurrently with, the adoption of the PAD Overlay District.

### **11-22-3: - DEVELOPMENT STANDARDS**

- A. **Minimum Site Area.** The minimum site area for a PAD shall be five (5) acres. Residential and mixed-use applications for sites that are smaller than five (5) acres may be considered in the event the project includes a minimum of 20 dwelling units.

- B. **Compliance with Development Standards.** The general development standards established in this Ordinance and the specific development standards for each underlying base zoning district are required, unless specifically modified by the City Council with the approval of the PAD Overlay District.
- C. **Standards for Specific Uses.**
1. When a PAD Overlay District is used to permit a land use that is not otherwise permitted in the underlying base zoning district, the land use shall comply with the applicable development standards set forth in Title 11, Chapter 31: Standards for Specific Uses and Activities; and
  2. If no specific development standards exist in Title 11, Chapter 31 for the proposed land use, the City may require additional development standards with the approval of the PAD Overlay District as necessary to ensure compatibility with surrounding uses and to mitigate any potential adverse impacts.