

Chapter 2.5 – Master Planned Development (PD)

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2.5.100 Purpose.

The purpose of this Section is to ensure the development of fully integrated mixed-use pedestrian-oriented neighborhoods. The intent is to minimize traffic congestion, urban and suburban sprawl, infrastructure costs, and environmental degradation, particularly as new development takes place on large parcels of land. An example of this would be a large multi-phased subdivision or large industrial park-type development. These standards provide requirements that allow the City to control the way a large development would affect adjacent land use and transportation patterns.

2.5.200 Applicability.

This Section applies to all parcels, and development sites with more than one parcel, in any land use district, that are 40 acres or larger. An applicant may also choose to apply for a Master Planned Development on smaller tracts of land to obtain the benefits of the Master Planned Development overlay.

2.5.300 Master Plan Required.

Prior to land division approval, a Master Plan shall be prepared for all sites meeting the criteria in Section 2.5.200. Master Plans shall follow the procedures in Chapter 4.5 - Master Planned Developments except that a Master Plan shall not be required if a Specific Area Plan has been adopted for the subject area.

2.5.400 Land Use and Design Standards.

Master Planned Developments shall be evaluated based on the criteria in Chapter 4.5 and shall be consistent with the following design principles:

1. All developments have identifiable centers and outer boundaries;
2. Edge lots are readily accessible to Neighborhood Commercial and recreational uses by walking and bicycling (a distance not greater than one-quarter mile);
3. Uses and, when applicable, housing types are mixed and in close proximity to one another;

4. For residential developments streets are connected and blocks are small (e.g., between 200-600 feet in length; with a maximum perimeter of 1,600 feet);
5. For commercial or industrial development streets are connected and blocks are appropriate to the proposed uses;
6. Civic buildings, monuments, and open spaces (e.g., parks, squares, greenbelts, natural areas, etc.) are given prominent sites throughout the development, as appropriate;
7. Overall and when appropriate, the development plan achieves a housing density within the ranges identified in the Comprehensive Plan and Residential District standards;
8. Land needed for public use (e.g., schools, parks, fire stations, and other facilities) shall be designated on the Master Plan, in accordance with the Comprehensive Plan.

2.5.500 Implementation.

Upon approval of a Master Plan, the development shall follow the Land Division procedures in Chapter 4.3, and the Site Design Review procedures in Chapter 4.2, as applicable. Any modifications to the approved Master Plan shall be subject to the standards and procedures in Chapter 4.6 - Modifications.