I. Call To Order

II. Roll Call

PRESENTATIONS

1. Receive a Staff presentation and review the proposed Small Area Plan Program, a component of Neighborhood Character Studies, and provide direction to staff.

2. Receive a Staff presentation and hold discussion of a proposed amendment to the San Marcos Development Code to allow for Planned Development Districts (PDD), and provide direction to Staff.

EXECUTIVE SESSION

3. A.) Executive Session in accordance with Section 551.087, Economic Development, to receive a staff briefing and deliberate regarding a potential Chapter 380 Economic Development incentive agreement for the S.M.A.R.T Terminal Project.

B.) Executive Session in accordance with Section 551.087, Economic Development, to receive a staff briefing and deliberate regarding a potential Chapter 380 Economic Development incentive agreement for Project World Series.

III. Adjournment.

POSTED ON THURSDAY, FEBRUARY 14, 2019 @ 8:30 AM

JAMIE LEE CASE, TRMC, CITY CLERK

Notice of Assistance at the Public Meetings

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov
AGENDA CAPTION:
Receive a Staff presentation and review the proposed Small Area Plan Program, a component of Neighborhood Character Studies, and provide direction to staff.
Meeting date: February 19, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: n/a
Account Number: n/a
Funds Available: n/a
Account Name: n/a

Fiscal Note: n/a

City Council Strategic Initiative: n/a

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
□ Economic Development - Choose an item.
□ Environment & Resource Protection - Choose an item.
☒ Land Use - Direct Growth, Compatible with Surrounding Uses
☒ Neighborhoods & Housing - Protected Neighborhoods in order to maintain high quality of life and stable property values
□ Parks, Public Spaces & Facilities - Choose an item.
☒ Transportation - Multimodal transportaion network to improve accessibility and mobility, minimize congestion and reduce pollution
□ Not Applicable

Master Plan:
Vision San Marcos - A River Runs Through Us
Background Information:
The Small Area Plan Program is a neighborhood driven approach that implements the Comprehensive Plan and serves citizens with varying needs. The program is designed to strengthen neighborhoods and plan for growth by preserving neighborhood character, shaping new development, and implementing better design and beautification efforts within San Marcos neighborhoods. The Small Area Plan Program is the tool used to implement Neighborhood Character Studies. A summary of the program and application process is detailed below:

Staff presented the Small Area Program to the City Council at their November 20, 2018 Work Session and received direction to create and present an Outreach Plan for the Program. Included in the attachments is the Outreach Plan and several outreach components. **Staff is requesting Council for direction to launch the program in April which entails helping interested neighborhoods to fill out the application and provide any supporting materials.**

Council Committee, Board/Commission Action:
Click or tap here to enter text.

Alternatives:
Click or tap here to enter text.

Recommendation:
Staff recommends initiating the Small Area Plan Program as presented by soliciting applications from neighborhood residents and organizations.
Small Area Plan Program
A Component of Neighborhood Character Studies
Agenda

I. History
II. Program Development Overview
III. Phase 2 Outreach

Phase 1: Program Development
Phase 2: Applications
Phase 3: Plan Implementation
Vision San Marcos Comprehensive Plan

"Ensure that neighborhoods retain their existing character and follow development and re-development patterns desired by the residents."
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>April 2013</td>
<td>Comprehensive Plan Adopted</td>
</tr>
<tr>
<td>Spring 2015</td>
<td>Neighborhood Workshops</td>
</tr>
<tr>
<td>March 2017</td>
<td>Presentation of Small Area Plan Concept</td>
</tr>
<tr>
<td>April 2017</td>
<td>Adoption of Next Steps Resolution</td>
</tr>
<tr>
<td>2018</td>
<td>Small Area Plan Program Development</td>
</tr>
</tbody>
</table>
Neighborhood Character & Small Area Plan Process

Phase I: Program Development
- Project Kick Off (Aug 2018)
- Gather Input (Sep 2018)
- Develop Program Description (Oct 2018)
- Prepare for Launch (Oct 2018)

Phase 2: Applications

Phase 3: Plan Implementation
What is a Small Area Plan?

A Small Area Plan focuses planning efforts in smaller geographic areas within the community or neighborhood. It will be the tool used to implement Neighborhood Character Studies.

- Implements the Comprehensive Plan
- Neighborhood Driven
- Serves Citizens with Varying Needs
- Component of Neighborhood Character Studies
Small Area Plan Overview

Why would a neighborhood want a Small Area Plan?

A Small Area Plan serves as a tool to help strengthen neighborhoods by:

• Preserving neighborhood character
• Shaping development
• Improving access to services and amenities
• Improving infrastructure
• Enhancing city and neighborhood communication
Small Area Plan Overview

What is expected of participating neighborhoods?

A commitment to working with staff to conceive of the process and goals of the project.

A commitment to implementing the goals of the Comprehensive Plan in their neighborhood.

A commitment to including a variety of points-of-view in the process.

A commitment to involving 20 percent of the residents within the proposed boundary.
Susceptibility to Change Map

- Partnership with Texas State Geography classes
- Map growth pressures in Neighborhoods.
- Analyze 5 key indicators of change:
  - City Policy
  - Investment
  - Land to Improvement Ratio
  - Owner Occupancy
  - Mixture in Land Use Types

Likelihood to Change

Least  |  |  | Most
Neighborhood Character Discussions

Small Area Plan Survey

What: Program Goals
What issues and factors are most important when creating and/or maintaining high-quality neighborhoods.

Where: Boundaries
Where are Neighborhoods most impacted by growth and where are neighborhoods lacking basic amenities?

What: Outcomes
What outcomes and benefits of participating in the Small Area Plan Program are most valued?
Program Goals

The results of the survey assist staff in crafting the Small Area Plan Program goals

Housing Affordability

Neighborhood Stability

Managing Student Behavior

Transportation Options

Access to Goods / Services

Resident Participation

Streets / Corridors

Willingness to Change
Mapping Exercise

The Results from the mapping exercise assist staff in identifying areas for further outreach and establishing location and boundary criteria.

Criteria
- Adjacent to High Intensity Areas
- Lacking in Access
- Rapid Growth
- Transportation Corridors

Size
- Roughly 1/4 Mile or 5-min walk
Program Outcomes

The Results of the Survey assist staff in providing relevant outcomes and benefits of participating.

Shaping Development
Street Design
Beautification Projects
Increased Communication
Financial Assistance
Organizational Support
Engagement Efforts

**Survey**
- 397 Participants
- 128 Written Comments
- 878 Map Markers
- 588 Map Comments
- iPad Survey kiosks at Activity Center, Library, and public meetings

**Informational Presentations**
- Neighborhood Commission
- National Night Out
- Park(ing) Day 2018
- Home Builders Association
- Rio Vista Neighborhood Party
- CONA
- SUPO
- Dunbar Neighborhood Workshop

**General Outreach**
- Distributed Business Cards with SAP Info
- 3 Newsletters distributed to mailing list of 1,000+
- Informational Video / Brochure
- Four Facebook Posts - reaching 10,200 individuals
Open House - October

Introduce Draft Program

Present Survey Results
- Priority Issues
- Valued Outcomes
- Map

Collect Input on Program

Connect Residents
- +/- 35 attendees
- Open House Information is available Online
Phase 2: Outreach Plan

Purpose: Outreach focused city-wide and in targeted neighborhoods to encourage and assist residents in applying for a SAP.
City-Wide Outreach
Purpose: educate citizens on SAP Program and how to apply

Intent to Apply
Google form to gauge resident and stakeholder interest in submitting an application.

Documents
FAQ in April utility bill, Call-to-Apply Flier

Online / Virtual
Website, Post a "Call for Applications". Social media: Facebook, Twitter, Next Door.

May Workshop
Application workshop located in a central location such as the Library or Activity Center.

Meetings
Present at Neighborhood Commission and CONA Meetings; Distribute material to board/commission staff liaisons during March/April Meetings; Outreach at upcoming events in March and/or April
Targeted Neighborhoods

Purpose: Host strategic SAP Application Workshops

Why?
- Feedback from neighborhood representatives
- Susceptibility to change analysis
- Small Area Plan survey information
- Presence of active stakeholders

Targeted Neighborhoods for Application Workshops:

Dunbar Neighborhood

Blanco Gardens Neighborhood

East Guadalupe Neighborhood
Stakeholder Outreach

**Purpose:** Engage & educate stakeholders in SAP boundaries

- Neighborhood groups
- Businesses
- Organizations

**Compile List**
Staff will work with neighborhood leaders to gather list of stakeholders in SAP boundary

**Refine List**
Neighborhood Commission & CONA representatives to assist in refining list.

**Contact**
Staff to contact stakeholders to inform them of the SAP Program and the upcoming application Workshops
Personal Outreach
Purpose: Notify residents of upcoming Application Workshop

Upcoming Small Area Plan Application Workshop

- Stakeholder assistance
- Door Hangers

Call to Action
Plan for the future of your neighborhood. Visit your neighborhood Small Area Plan Application Workshop

Date
Location
Time

Want to learn more?
Visit sanmarcostx.gov/smallareaplan
Or contact City staff at planninginfo@sanmarcostx.gov, 512.393.8230 or at the Planning Department Office, 630 E Hopkins Street
Key Take-Aways

- Educate residents on the Small Area Plan Program
- Encourage applications
- Easy application process
- Staff assistance
- Engage stakeholders
- Successful applications and workshops

Phase 2: Timeline

1. Outreach
   Spring 2019
2. Application
   Spring 2019
3. Selection
   Summer 2019
Council Direction

Phase 1
Program Development
Outreach focused on introducing the public to the goals, benefits, and outcomes of Small Area Plans by creating program criteria based on resident input.

We are Here
Council Action
- Present draft program.
- Discuss outcomes and goals
- Receive Approval on Program Components

Phase 2
Applications
Outreach focused in specific neighborhoods identified in outreach plan to encourage and assist neighborhood groups in applying for a SAP.

Select Plans
Council Action
- Select Small Area Plans and allocate resources
- Provide program feedback

Phase 3
Plan Implementation
Outreach focused on producing a Small Area Plan within selected Plan boundaries.

Approve Plans
Council Action
- City Council approves Small Area Plans
- Provide program feedback

Move forward into Phase 2 of the Small Area Plan Program?
Thank you for a productive Council Work Session on November 20, 2018. After the Work Session, staff provided a recap of the conversation to ensure the Council's identified concerns and direction towards a Small Area Plan Program. Staff wants to ensure a program that is successful in design, outreach, and implementation and we have provided the following elements as directed by City Council for review:

1. Detailed public outreach plan for Phase 2
2. Application workshop schedule and locations
3. Modified program description to include elements identified by City Council

A summary of all attachments is provided below:

1. Program Overview - details the Small Area Plan program.

2. Outreach Plan - document focused on educating and encouraging residents to submit an application for a Small Area Plan during the 2019 Application period. This document details the components and phases of outreach during this time.

3. FAQ - informs residents about the Small Area Plan program and how to apply.

4. Door Hanger - to be included on residents' doors within a Small Area Plan Application boundary informing residents on the upcoming Application Workshop.

5. Intent to Apply - copy of an online Google Form used to gauge residents' interest in applying for a Small Area Plan in their neighborhood. The Google Form can be accessed online: https://docs.google.com/forms/d/e/1FAIpQLSeXTOl bvls2pf5kMN6FRZT8j7XyYpBt7uGx47Pu3NIt0fxxcg/viewform

5. Application - copy of an online Google Form which will be used by residents to apply for a Small Area Plan. Staff will assist residents and stakeholders with this Application by scheduling Application Workshops with residents. The Google Form can be accessed online: https://docs.google.com/forms/d/e/1FAIpQLSf7fedhHc9k5Z4avEm1ZLAACTgVbeCr6xXQICfB3AA BhEqUWQ/viewform
We envision San Marcos as a community with balanced and diverse land uses that expand our lifestyle choices while protecting and enriching our historical, cultural and natural resources.

- Vision San Marcos
PLANNING FOR NEIGHBORHOODS

A COMPREHENSIVE GROWTH STRATEGY

Vision San Marcos, the City’s Comprehensive Plan, directs the majority of growth and all high density development to Intensity Zones identified on the Preferred Scenario Map. Intensity Zone neighborhoods are mixed use places where people can meet their daily needs within a short walk, bike, transit trip or drive.

The Comprehensive Plan identifies Existing Neighborhoods as Areas of Stability on the Preferred Scenario Map. These neighborhoods are intended to generally maintain their existing character. This does not mean that these areas should not or will not change. It means that changes should be carefully planned and implemented so that the character of the area remains.

WHAT IS THE SMALL AREA PLAN PROGRAM?

The Small Area Plan program offers an opportunity for residents to take a proactive role in planning for their neighborhood. Small area plans gather resident’s ideas about how to improve the quality of life in their neighborhoods and outline specific ways to apply the goals of Vision San Marcos at the neighborhood scale. Small Area Plans are a tool to implement Neighborhood Character Studies.

WHO CAN APPLY FOR A SMALL AREA PLAN?

Residents or community groups can work with staff to complete an application for a Small Area Plan. Commitment to the process must be demonstrated including participation from a variety of stakeholders and a minimum of 20% of properties within the proposed boundary. Participation in the Small Area Plan Program is voluntary and, although city-wide goals must be considered, outcomes are tailor-made to the neighborhoods.

City of San Marcos Planning and Development Services Department: www.sanmarcostx.gov/smallareaplan
Locating for Small Area Plans

- Neighborhoods located adjacent to high intensity zones like downtown or midtown, major thoroughfares like SH123, or Texas State University.
- Neighborhoods lacking access to sidewalks, trees, parks, safe housing, or neighborhood services.
- Areas that are growing or changing rapidly due to increased development pressure.
- Areas located along current or planned streets or within nodes that contain a mixture of uses.

Applying for a Small Area Plan

Small Area Plan Vision Statement

The San Marcos Small Area Plan Program will empower and assist residents in planning for growth while maintaining safe and stable neighborhoods by offering planning funds, technical support, and priority for implementation to neighborhoods interested in fulfilling City-wide goals for housing and transportation.

Requirements and Eligibility

Small Area Plan Vision

- Proposed Small Area Plans must clearly articulate the goals and vision of the proposal and how these goals relate to the City’s Comprehensive Plan and other program goals.

Resident Commitment

- Proposed Small Area Plans must identify stakeholders and demonstrate how coordination among the stakeholders will be achieved including participation from at least 20% of properties within the Small Area Plan boundary.

Small Area Plan Location / Boundary

Small Area Plans should be located in one of the following areas:

- Areas located adjacent to a high intensity zone on the City’s Preferred Scenario Map.
- Areas lacking in access to basic amenities like sidewalks, parks, and neighborhood services.
- Areas that are growing or changing rapidly and experiencing an increase in property values that may lead to displacement.
- Areas that contain a current or proposed transportation corridor.
- Areas of roughly one quarter square miles or within a 5-minute walk.
FULFILLING SMALL AREA PLAN PROGRAM GOALS

Successfull applicants for the Small Area Plan Program will need to clearly describe how the project will address and advance the Small Area Plan Program goals. These goals are a result of the Small Area Plan survey open from September - October 2018.

HOUSING AFFORDABILITY
- Diverse housing types to meet a variety of needs.
- Preservation of existing affordability.
- Increase supply of compatible housing.
- Advance and create local programs.

SHAPING DEVELOPMENT
- Strengthen historic and character defining elements.
- Recommended new zoning districts.
- Compatibility in new development.
- Identification and design of important development sites.

TRANSPORTATION AND ACCESS
- Access to reliable transit.
- Connections to adjacent centers.
- Multi-modal options.
- Better street design.

BEAUTIFICATION
- Address nuisance behavior.
- Advance local arts and beautification projects.
SMALL AREA PLAN PRIORITIZATION

In the event that multiple eligible projects are received in excess of available funding, plans will be prioritized for funding according to the following factors:

**POTENTIAL IMPACT OF PROJECT (20%)**

The potential impact of the study will be measured by the project vision statement and project location.

**ABILITY TO IMPLEMENT (20%)**

The ability to implement the project will be measured by the level of commitment demonstrated by residents and the diversity of the stakeholders willing to participate in the plan.

**FULFILLING PROGRAM GOALS (60%)**

The ability of the plan to meet the Small Area Plan Program goals will be evaluated using the following methodology:

- **Housing Affordability (20%)**
- **Shaping Development (20%)**
- **Transportation and Access (10%)**
- **Beautification (10%)**
SMALL AREA PLAN OUTCOMES

DESCRIPTION OF METHODOLOGY AND PROCESS

ANALYSIS OF THE PLANS MAJOR OUTCOMES

In addition to addressing the major program goals the plan should:

• Demonstrate alignment with the City’s workforce housing policy including the number of units the plan will preserve and the number of potential units the plan will facilitate for residents of multiple age groups and economic levels.
• Demonstrate the potential for catalytic development or re-development sites to achieve plan goals.
• Demonstrate how the plan will facilitate a range of transportation modes.
• Demonstrate how the project will strengthen community identity in the project area through use of compatible quality architectural and landscape design and preservation of significant historic structures and/or natural features.
• Demonstrate the continuity of the project area’s street and greenway network and connectivity to other centers as well as the impact on pedestrian/bicyclist safety.

MAPS AND SUPPORTING GRAPHICS

Including but not limited to existing and future land uses, existing and proposed transportation facilities, street design and pedestrian improvement cross-sections, and parking plans.

IMPLEMENTATION PLAN TO INCLUDE

• A description of transportation infrastructure investments
• A description of how to leverage public and private investments and any potential implementation partners.
• Identification of any policy changes or changes in codes/ordinances needed.
• Regulating plan
• Prioritized action plan
Phase 2 - Outreach Plan

DATE: February 11, 2019
DEPARTMENT: Planning & Development Services Department
PROJECT: Small Area Plan Program

Purpose
This handout summarizes the components of the SAP Phase 2 Outreach Plan, which is focused on educating and encouraging residents to submit an application for a Small Area Plan during the 2019 Application period. Outreach will be composed of efforts both city-wide and in prioritized neighborhoods. Any neighborhood can apply for a SAP, even if they are not in a prioritized area. The below timeline indicates the three-Phase approach of the SAP Program in 2019.

City-Wide Outreach
Efforts for city-wide outreach are focused on educating citizens on the Finalized SAP Program, including information about the program, how to apply, and where to apply. Components include:

Intent to Apply An online Google form to gauge resident and stakeholder interest in submitting an application. Includes $25 gift card incentive.
Documents FAQ in April utility bill, Call-to-Apply Flier
Online / Virtual Website, Post a “Call for Applications”. Social media: Facebook, Twitter, Next Door.
May Workshop Application workshop located in a central location such as the Library or Activity Center.

2019 Targeted Application Workshops
Specific neighborhoods have been targeted for Application Workshops based on feedback from neighborhood representatives, susceptibility to change analysis, SAP survey information, and the presence of active stakeholders.

Dunbar Neighborhood
Blanco Gardens
East Guadalupe Neighborhood
2019 Application Workshop

Stakeholder Outreach

Stakeholders are composed of neighborhood groups, businesses, or organizations in the Targeted Area.

Compile List  Staff will work with neighborhood leaders to gather a list of stakeholders in each targeted neighborhood.

Refine List  Neighborhood Commission and CONA Representative will refine the list as necessary.

Contact  Staff will contact each stakeholder directly to inform them of the SAP Program and the upcoming Application Workshop.

  * **Phone** - Introduction call to gauge awareness and obtain correct emails
  * **Email** - include informational documents about program and application.
  * **In-Person** - Hold informational meet and greet with stakeholders if necessary to discuss program and application.

2019 Application Workshop

Personal Outreach

Stakeholders in each neighborhood will assist staff with personal outreach. Each property within the SAP boundary will receive a door hanger about the SAP Program and information about the upcoming Application Workshop in their neighborhood. Door hanger components include:

  * **Learn** about the program online (website, etc.)
  * **Discuss** Include Planning Department contact information
  * **Attend** the Application Workshop to help craft their neighborhood’s application
  * **Other Info** Simple FAQ questions, Call-to-Action statement, dates, images, local stakeholders
  * **Signatures** Stakeholders placing door hangers can collect signatures representing resident interest

Draft Application Workshop Schedule & Locations

Application Workshops will be conducted in the Spring of 2019. Additional Application Workshops will be conducted in the future.

- Dunbar Neighborhood @ Calaboose Museum
- Blanco Gardens @ KAD Store
- East Guadalupe Neighborhood @ El Centro or Chapultapec Homes
- City-Wide Workshop @ Activity Center
Small Area Plan Program FAQ

In 2013, the City of San Marcos adopted Vision San Marcos, Comprehensive Plan to plan for future growth in the city. Vision San Marcos created goals to ensure that neighborhoods retain their existing character and follow development and redevelopment patterns desired by residents. In order to make this initiative a reality, the City is launching the Small Area Plan Program to assist citizens with focusing planning efforts into smaller geographic areas in their neighborhood.

**What is a Small Area Plan?**
The Small Area Plan Program offers the opportunity for residents to take a proactive role in planning their neighborhood. Small Area Plans gather resident’s ideas about how to improve the quality of life in their neighborhoods and outline specific ways to apply and implement the goals of the Comprehensive Plan at the neighborhood scale.

**Where will Small Area Plans be located?**
The City has targeted neighborhoods for Small Area Plans in 2019: Dunbar, Blanco Gardens, and East Guadalupe. However, an application for a Small Area Plan can be submitted in other areas throughout the city in accordance with certain location criteria.

**What are some of the benefits?**
A Small Area Plan serves as a tool to help strengthen neighborhoods by:
- Preserving neighborhood character
- Shaping development
- Improving access to services and amenities
- Improving infrastructure
- Enhancing city and neighborhood communication

**Who can apply for a Small Area Plan?**
Residents and community groups work with city staff to submit an application. Commitment to the process must be demonstrated, including participation from a variety of stakeholders and a minimum of 20 percent of residents within the proposed boundary.

**Where can I learn more about Small Area Plans?**
Details of the program are online at sanmarcostx.gov/smallareaplan
Contact the Planning Department Office at planninginfo@sanmarcostx.gov or at 512.393.8230.
If you are interested in applying, but are not yet ready to submit a formal application, you can complete an online Intent to Apply form at sanmarcostx.gov/smallareaplan.

**Upcoming Application Workshop**
Visit the upcoming Application Workshop to work with your neighbors and City staff to submit your Application for a Small Area Plan. To schedule an additional Application Workshop in your neighborhood, contact Planning & Development Services at 512.393.8230 or planninginfo@sanmarcostx.gov.
Call to Action
Plan for the future of your neighborhood. Visit your neighborhood Small Area Plan Application Workshop

Date
Location
Time

sanmarcostx.gov/smallareaplan
What is a Small Area Plan?
The Small Area Plan Program offers an opportunity for residents to take a proactive role in planning for their neighborhood and outline specific ways to apply and implement neighborhood goals.

What will a Small Area Plan look like?
A Small Area Plan will incorporate the city-wide goals of housing affordability, shaping development, transportation and access, and beautification into a Plan that is unique to your neighborhood.

What will occur at the Application Workshop?
The Application Workshop is an opportunity for residents and stakeholders to voice their needs, assets, and future vision of their neighborhood, and apply together for a Small Area Plan.

Want to learn more?
Visit sanmarcostx.gov/smallareaplan
Or contact City staff at planninginfo@sanmarcostx.gov, 512.393.8230 or at the Planning Department Office, 630 E Hopkins Street
Small Area Plan - Intent to Apply

Small Area Plan Program
A Component of Neighborhood Character Studies

Background Information

Thank you for your interest in the Small Area Plan Program! The Small Area Plan program offers an opportunity for residents to take a proactive role in planning for their neighborhood. We are excited to meet our potential partners in this effort.

If you are interested in applying for a Small Area Plan, please fill out preliminary information below so we can learn about the interests in your neighborhood and where a Small Area Plan is necessary.

For details about the Small Area Plan Program, please visit our website at: sanmarcostx.gov/smallareaplan.
Lead Member Contact

Please provide the following contact information. Please note that Small Area Plan Applications are collaborative documents that include a diverse team of residents, stakeholders, and community groups that will be a part of your application when you submit in the future.

Name
Your answer

Organization (if applicable)
Your answer

Email
Your answer

Phone
Your answer

Neighborhood Information

The City is divided into neighborhood sectors which are represented by a Neighborhood Commission representative.

To see the sector your Small Area Plan will be located in, view the following map:
http://cosm.maps.arcgis.com/apps/webappviewer/index.html?id=8910fcdf9c8146a59f7d78b8a8cb9e11
What Neighborhood Sector are you located in?

Your answer

Small Area Plan Location / Boundary

Small Area Plans should cover an area extending roughly ¼ mile around a designated center or short linear corridor. A center can be an interesting intersection, area of increased activity, or public park or gathering place. A short linear corridor typically includes a street section with a mixture in building types and uses.
At what intersection or street segment should a Small Area Plan be located?

Your answer

Thank you!

We appreciate your commitment to your neighborhood and to your City. Thank you for your interest in applying for the Small Area Plan Program. We will contact you with additional information on the program and can assist you in scheduling an Application workshop in your neighborhood. We will process all applications in a timely manner and will notify you through the review and consideration process.

If you have any additional questions, please contact the Planning and Development Services Department at 512.393.8230 or planninginfo@sanmarcostx.gov

Submit

Never submit passwords through Google Forms.
Small Area Plan Application

The name and photo associated with your Google account will be recorded when you upload files and submit this form. Not andreazvillalobos@gmail.com? Switch account

Small Area Plan Program
A Component of Neighborhood Character Studies

Background Information

Thank you for your interest in the Small Area Plan Program! The Small Area Plan program offers the opportunity for residents to take a proactive role in planning for their neighborhood. We are excited to meet our potential partners in this effort.

Please complete the application below to apply for a Small Area Plan. Applications will be evaluated based upon submitted materials, follow-up interviews, and site visits. For details about the Small Area Plan Program, please visit our website at: sanmarcostx.gov/smallareaplan.
Lead Team Member Contact

The San Marcos Small Area Plan (SAP) Program will empower and assist residents in planning for growth while maintaining safe and stable neighborhoods. Applications should be a collaborative document that includes a diverse team of residents, stakeholders, and community groups.

Please provide information on the Lead Team Member submitting the Small Area Plan Application.

Name
Your answer

Organization (if applicable)
Your answer

Email
Your answer

Phone
Your answer

Resident Commitment

In order to demonstrate commitment from residents, property owners, businesses, and stakeholders or community groups within the boundaries of the Small Area Plan, please collect the following information from a minimum of 20 percent of the properties within the Small Area Plan proposed boundary.

- Name
- Organization (if applicable)
- Interest (Resident, Property Owner, Business Owner, or other)
- Property Address
- Email

Please upload your completed "Resident Commitment Form" below. This can be accessed at sanmarcostx.gov/smallareaplan
Team Narrative

Identify your team members. Briefly describe why these are the right individuals to lead a Small Area Plan in your community and what roles they will play. It is not necessary for every team member to participate in every aspect or meeting of the initiative. Please highlight how each team member will contribute to the overall success of the initiative. We seek diverse teams consisting of community, business, and civic leaders represented in the neighborhood who bring community knowledge, technical expertise and leadership.

Please utilize space below for narrative or upload separate document.

Your answer

ADD FILE

NEXT

Never submit passwords through Google Forms.
AGENDA CAPTION:
Receive a Staff presentation and hold discussion of a proposed amendment to the San Marcos Development Code to allow for Planned Development Districts (PDD), and provide direction to Staff.

Meeting date: February 19, 2019

Department: Planning and Development Services

Amount & Source of Funding
Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:
Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]
N/A
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☒ Land Use - Direct Growth, Compatible with Surrounding Uses
☒ Neighborhoods & Housing - Protected Neighborhoods in order to maintain high quality of life and stable property values
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Background Information:
In April of 2018 the City adopted a new Development Code that replaced Planned Development Districts with two new types of development requests; 1) Existing Neighborhood Regulating Plans and 2) Planning Area Districts.

Existing Neighborhood Regulating Plans
Vision San Marcos Comprehensive Plan directs all new development within areas identified as Existing Neighborhoods on the Preferred Scenario Map to be compatible to surrounding development. In order to assist in meeting this goal Existing Neighborhood Regulating Plans are required for any development request in an area identified as an Existing Neighborhood on the Preferred Scenario Map. Existing Neighborhood Regulating Plans are an overlay district that can provide for additional standards or restrictions to be placed on the development. They do not allow the waiver of any development standards specified by the zoning district.

Planning Area Districts
A Planning Area District is a zoning district that is intended to be used for larger new developments. Similar to the former PDD a Planning Area is not required. A developer has the option to select a straight zoning district. The Development Code identifies four different types of Planning Areas with varying levels of intensity and allowable development types based on the following Comprehensive Plan Areas and called:

- Conservation Planning Area - Low Intensity Zones
  - Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
    - CD-1 or CD-2: 50% min
    - CD-3: 20 - 40%
    - CD-4: 10 - 30%
    - CD-5: 0 - 5%

- Medium Intensity Planning Area - Medium Intensity Zone
  - Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
    - CD-1 or CD-2 or CD-3: 10 - 30% min
    - CD-4: 30 - 60%
    - CD-5: 10 - 30%

- High Intensity Planning Areas - High Intensity Zones
  - Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
    - CD-1 or CD-2 or CD-3: 0 - 10% min
    - CD-4: 10 - 30%
Employment Planning Areas - Employment Centers

- Allowable Percent Allocation of Buildable Land in each Pedestrian Shed:
  - CD-4: 0 - 10%
  - CD-5: 10 - 40%
  - EC: 60 - 90%
  - LI: 0 - 30%

In addition to allocating zoning districts, the establishment of a Planning Area Zoning District includes the approval of a Development Plan with a recommendation by the Planning and Zoning Commission and final approval by the City Council along with the zoning change request. The development plan includes the following elements:

**Buildable Land:** Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City’s Land Use Suitability Map.

**Pedestrian Shed:** Identification of separate areas up to 160 or 20 acres where districts are allocated based on the identified Comprehensive Plan Area.

**Public Facilities:** Identification of emergency services including police, fire, and school facilities to serve the proposed development including any additional facilities proposed to serve the development.

**Utilities Plan:** Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.

**Transportation Plan:** Identification of the major transportation network proposed to serve the development including any off-site improvements.

**Neighborhood Transitions:** Neighborhood Transitions under Section 4.4.4.2 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.

**Overlay Districts:** Corridor and environmental overlay districts shall be identified on the development plan where applicable.

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**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**
Staff recommends that direction received during the Work Session be incorporated into the annual Development Code update process.
Planned Development Districts (PDD)

City Council Work Session
February 19, 2019
Presentation Outline

1. History and Background
2. Existing Neighborhood Regulating Plan
3. Planning Area District
About PDDs

What

- Zoning Overlay District
- 32 PDDs approved

Benefits

- Site specific negotiations
- Flexibility for special users
- Increased Standards

Constraints

- Lack of predictability
- Incompatible development
- Too complex and time consuming
Replacing PDDs

Existing Neighborhoods

- Existing Neighborhood Reg Plan

Low Intensity Zones

- Conservation Planning Area

Medium or High Intensity

- Med / High Intensity Planning Area

Employment Centers

- Employment Planning Area
2 Existing Neighborhood Regulating Plan
Existing Neighborhood Regulating Plan

- Zoning Overlay District
- Required for a zoning change
- More restrictive than base zoning
- No waiver of standards
- Addresses:
  - Type and Number of Lots
  - Type and Number of Buildings
  - Transitional Protective Yards
  - Infill Compatibility Standards
  - Streets / Streetscape
  - Parkland
  - Parking location
3 Planning Area Districts
Planning Area Districts

General
- A zoning district / not an overlay
- Not required
- Not allowed in Existing Neighborhoods
- Streamline process in Growth Areas
- Applies to larger developments (20 ac.)

City Council Approved Development Plan
- Planning and Zoning Recommendation
- City Council approved
- Identifies Buildable Land
- Pedestrian Sheds (mixture of uses)
- Public Facilities
- Utilities Plan
- Transportation Plan
- Neighborhood Transitions
- Overlay Districts
Annual Code Update Process

February
- Build Project Website
- Transparent Code Update Request Portal
- Review Outcomes

March - April
- Public Outreach - Boards, Commissions, Housing Task Force, Development Community, Neighborhood Organizations

May 21: Work Session
- Initial City Council Consideration

Summer
- Staff Analysis
- PnZ and City Council Consideration
Section 1.5.3.1 - Purpose and Effect

(a) *Purpose.* The purpose of a petition for a PD district is to authorize a special overlay zoning district designed to result in a higher quality development for the community, in accordance with an approved conceptual plan and development standards, than would otherwise result from the use of conventional zoning districts.

(b) *Effect.* Enactment of an ordinance approving a petition to establish a PD district results in the addition of "PD Planned Development District" as an overlay zoning district on the official Zoning Map, thereby amending the map. Approval also results in adoption of a Concept Plan, zoning regulations and development standards for the overlay district, which may vary regulations applicable within the base zoning district, or standards in Chapters 5, 6 and 7 of this Land Development Code as applied to the land within the PD district. Thereafter, the property owner is authorized to establish any use allowed in the PD district or in the base zoning district, subject to the Concept Plan incorporated within the PD district, and the development standards in the PD and base zoning districts, upon obtaining approval of all applications for development permits required by this Land Development Code. Establishment of a PD district amends any development or public facilities standards otherwise applicable to plat approval to the extent of any conflict with standards applicable within the PD district, without the necessity of approval of a variance petition.

Section 1.5.3.2 - Sequence of Approvals

(a) *Prior Applications.* A petition for a PD district shall not be accepted until a petition for amendment of the City's Comprehensive Plan, upon which the petition for the PD district is dependent, has first been approved.

(b) *Accompanying Applications.* A petition for a planned development district may be accompanied by a petition to amend the base zoning district. The petition may also be accompanied by an application for a Watershed Protection Plan (Phase 1), together with an application for approval of a Cluster Development Plan, provided that the petition for the PD district shall be approved by ordinance before the Watershed Protection Plan (Phase 1) and Cluster Development Plan applications are decided.

(c) *Subsequent Approvals.* No Site Preparation Permit for any tract or lot within the PD district shall be approved until a Cluster Development Plan has been approved, where applicable, under Division 8 of this Article 5.

(Ord. No. 2013-35, §1(Exh. A), 8-6-13)

Section 1.5.3.3 - Application Requirements

(a) *Contents.* The petition for a PD district shall be accompanied by an application prepared in accordance with Chapter 1 of the Technical Manual.

Section 1.5.3.4 - Processing of Application and Decision

(a) *Responsible Official.* The Director shall be the responsible official for a petition for a PD district.

(b) *Changes Prior to Establishment of PD district.* Features of the Concept Plan or the development standards may be modified throughout the review and adoption process in response to continued refinements and negotiations regarding the terms of the PD district. Items may be added to improve the Concept Plan and development standards, and objectionable features of the plan and the development standards may be removed. Amendments may not, however, include an enlargement of the size of the PD district, a change to the base zoning district, or an increase in residential density without submission of a new petition.

(c) *Procedures.* Procedures for processing and deciding the petition for a PD district shall be the same as those
governing a petition for a zoning map amendment under Division 1 of this Article 5.
(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)

Section 1.5.3.5 - Criteria for Approval

(a) **Factor s.** The following criteria will be used by the Planning and Zoning Commission in recommending and the Council in deciding whether to approve, approve with modifications, or deny a petition for a PD district:

1. The extent to which the land covered by the proposed PD district fits one or more of the special circumstances in Section 4.2.6.1 warranting a PD district classification.

2. The extent to which the proposed PD district furthers the policies of the Comprehensive Plan, as follows:
   a. Does the request further the goals of the Core 4 through their strategies as outlined in the Comprehensive Plan?
   b. Is the request in an area suitable for development as shown on the Land Use Suitability Map? If not, what development constraints exist?
   c. Does the request have a negative impact on the watershed?
   d. Is the request consistent with any adopted Neighborhood Character Study for the area?
   e. Is the request near existing parks and public utilities?
   f. Will additional parks or greenspace be provided?
   g. Is the request near a water or wastewater maintenance hotspot?
   h. Based on the Travel Demand Model, is the request in an area with sufficient roadway capacity?

3. The extent to which the proposed PD district will result in a superior development than could be achieved through conventional zoning classifications.

4. The extent to which the proposed PD district will resolve or mitigate any compatibility issues with surrounding development.

5. The extent to which the PD district is generally consistent with the criteria for approval of a watershed plan for land within the district.

6. The extent to which proposed uses and the configuration of uses depicted in the Concept Plan are compatible with existing and planned adjoining uses.

7. The extent to which the proposed development is consistent with adopted master facilities plans, including without limitation the water facilities, master wastewater facilities, transportation, drainage and other master facilities plans.

8. The extent to which the proposed open space and recreational amenities within the development provide a superior living environment and enhanced recreational opportunities for residents of the district and for the public generally.

(b) **Conditions.** The Planning and Zoning Commission may recommend and the Council may impose such conditions to the PD district regulations and Concept Plan as are necessary to assure that the purpose of the PD district is implemented.
(Ord. No. 2013-35, § 1(Exh. A), 8-6-13; Ord. No. 2017-36, § 4, 8-1-17)

Section 1.5.3.6 - Amendments and Relief Measures

(a) **Amendments.** The Director may permit the applicant to make minor amendments to the Concept Plan without the necessity of amending the ordinance that established the PD district. If the Director determines that proposed amendments substantially impact the nature or purposes of the approved PD, whether individually or cumulatively,
the Director will deny the request for approval of the modifications and provide the applicant with the opportunity to revise the proposed amendments to bring them into compliance with the PD. If an applicant wishes to make any amendments to an approved Concept Plan other than minor amendments approved by the Director, the Director will submit the amendments to the Planning and Zoning Commission and City Council for review and approval as a revised PD district. Minor amendments shall be as follows:

(1) Corrections in spelling, distances and other labeling that do not affect the overall development concept;

(2) Changes in building position or layout that are less than ten feet or ten percent of the total building project or area;

(3) Changes in proposed property lines as long as the original total project acreage is not exceeded, and the area of any base zoning district is not changed by more than five percent; and

(4) Changes in parking layouts as long as the number of required spaces and general original design are maintained.

(b) Variances. A separate variance from the standards in Chapters 4 through 7 of this Land Development Code shall not be required where the development standards incorporated within the PD district expressly modify such standards.

(Ord. No. 2013-35, § 1 (Exh. A), 8-6-13)

Section 1.5.3.7 - Expiration of Rights

(a) Lapse of Rights in District. In a PD district, progress toward development of the Concept Plan shall occur within the following time periods:

(1) An application for approval of a Cluster Development Plan, accompanied by a Watershed Protection Plan (Phase 1), where applicable, or other required permit, shall be submitted for approval within five years of the date of establishment of the PD district, unless otherwise provided in the adopting ordinance. If a Cluster Development Plan or required permit application for all or a phase of the development depicted in the Concept Plan is not submitted within this period, the authority to submit a Cluster Development Plan or required permit and all subsequent Cluster Development Plans or required permits for the PD district shall be suspended.

(2) If the land within the PD district is to be developed in phases, a Cluster Development Plan and Watershed Protection Plan (Phase 1), or other required permit, shall be submitted for the next phase within two years from approval of a Cluster Development Plan or required permit application for the preceding phase, or as otherwise provided in the approved phasing schedule for the PD district. If a subsequent Cluster Development Plan or required permit application is not submitted within this period, the authority to submit a Cluster Development Plan or permit application for that portion of the property and any subsequent Cluster Development Plans for the district shall be suspended.

(3) Expiration of an approved Cluster Development Plan or required permit shall result in suspension of the authority to submit a new Cluster Development Plan or required permit for that portion of the property and any Cluster Development Plans or required permits for subsequent phases of development within the district.

(b) Commission Recommendation. Following expiration of the right to submit a Cluster Development Plan or required permit, the Planning and Zoning Commission shall consider whether the undeveloped land within PD district should be changed to another zoning classification in accordance with the procedures for action upon a petition for a zoning map amendment under Division 1 of this Article 5. The Planning and Zoning Commission thereafter shall recommend to the City Council whether the right to submit a Cluster Development Plan or required permit application should be reinstated, or whether the property should be zoned to another classification.

(c) Council Consideration. The Planning and Zoning Commission's recommendation shall be considered by the City Council in accordance with procedures for action upon a petition for a zoning map amendment under Division 1 of this Article 5. The Council shall determine whether the right to submit the Cluster Development Plan or required permit application should be reinstated, or whether the property should be zoned to another classification.
permit application should be reinstated, or whether the property should be rezoned to another classification. In making such determination, the Council shall consider the following factors:

1. Whether the PD district remains consistent with the Comprehensive Plan and any adopted Neighborhood Character Study;
2. Whether the uses authorized in the PD district are compatible with existing and planned land uses adjacent to the site;
3. Whether there are extenuating circumstances justifying the failure to submit a development plan during the applicable time period; and
4. Whether rezoning the property to another classification would constitute confiscation of a vested property right or deprive the owner of the economically viable use of the land.

(d) **Council Action.** The City Council may take the following actions:

1. Reinstate the right to submit the Cluster Development Plan or required permit application within a time certain, subject to any conditions that may be appropriate to ensure that significant progress will be made toward development of land within the PD district;
2. Modify the PD district regulations applicable to the property; or
3. Repeal the PD district for the affected portions of the property and zone the property to another zoning district classification.

(Ord. No. 2013-35, § 1(Exh. A), 8-6-13; Ord. No. 2017-36, § 5, 8-1-17)

**DIVISION 6: - PLANNED DEVELOPMENT DISTRICTS**

Section 4.2.6.1 - Purpose, Applicability, Nature and Size of District

(a) **Purpose.** The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan. PD districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

(b) **Applicability.** A PD district may only be established in one of the following circumstances:

1. The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards;
2. The land, or adjacent property that would be impacted by the development of the land, has sensitive or unique environmental features requiring a more flexible approach to zoning, or special design standards, in order to afford the best possible protection of the unique qualities of the site or the adjacent property;
3. The land is proposed for development as a mixed-use development or a traditional neighborhood development requiring more flexible and innovative design standards;
4. The land consists of inner-City or downtown property that is proposed for redevelopment or infill development, and special design considerations are deemed desirable;
5. The land serves as transition between different and seemingly incompatible land uses;
(6) The land is proposed for development as an employment center, and special design standards may be warranted.
(7) The land is of such a character that it is in the community's best interest to encourage high quality development through flexible development standards to further the goals and objectives of the City's Comprehensive Plan.
(c) Nature of District. Each PD district shall be established as an overlay zoning district that combines with one or more base zoning districts. Development in a PD district must be consistent with a Concept Plan that is incorporated as part of the district by the adopting ordinance.
(d) Minimum District Size. No PD district shall be established for a gross contiguous area less than the following:
   (1) Single-family detached, attached and duplex uses: two acres;
   (2) Multifamily uses: one acre;
   (3) Nonresidential uses: one acre;
   (4) Mixed residential and nonresidential uses: two acres.
(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)

Section 4.2.6.2 - Authorized Uses
(a) Base Zoning District Uses. Any use permitted outright or conditionally in the base district shall be permitted in the PD district, unless the use is prohibited or otherwise conditioned in the regulations adopted for the PD district. Uses designated as conditional uses in the land use matrix in Article 3, Division 1 of this Chapter 4 may be authorized in the PD district only if designated on the Concept Plan adopted as part of the PD district, in which case the use does not require a separate Conditional Use Permit under Chapter 1, Article 5, Division 7.
(b) Overlay Zoning District Uses. The PD district may provide for uses not allowed in the base zoning district, provided that the uses are compatible with the stated purposes of the district and do not conflict with policies in the Comprehensive Plan, considering the arrangement, combination and design features of the uses within the PD district, as depicted on the Concept Plan.
(c) Location and Arrangement of Uses. The location and arrangement of all authorized uses in the PD district shall be consistent with the Concept Plan approved with the district.
(d) Limitations on Residential Uses. Proposed lot sizes for residential uses in the PD district shall be no smaller on average than the lot sizes allowed in the base zoning district for each type of housing (e.g., single-family, duplex, etc.). Minor deviations from the standards are allowed in a small percentage of the lots in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot size choices. Unless otherwise provided by the PD district regulations on the basis of exceptional design and provision of enhanced open space, residential density shall not exceed 7.5 units per gross acre for single-family residential use and 24 units per gross acre for multifamily use.
(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)

Section 4.2.6.3 - Development Standards
(a) Base District and Supplemental Standards. In a PD district, uses shall conform to the standards in the base zoning district governing area, building and height requirements in this Chapter 4, and to the supplemental standards in Chapter 6 of this Land Development Code, unless specifically excepted in the ordinance establishing the PD district.
(b) Overlay Zoning District Standards. In a PD district, standards otherwise applicable to authorized uses in the base zoning district or pursuant to Chapter 6 of this Land Development Code may be varied, and thereafter shall be applied to the uses established in the PD district, only if approved in the ordinance establishing the PD district. Standards that may be varied include, but may not be limited to, residential density, lot area, lot width, lot depth,
yard depths and widths, building height and size, building exterior construction, lot coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signage and lighting. Varied standards may increase or decrease the requirements otherwise applicable to particular uses. Any graphic depictions used to illustrate such standards, unless otherwise provided in the PD district regulations, shall be considered standards that apply to subsequent development applications.

(c) **Traditional Neighborhood Design**. Traditional Neighborhood Design (TND), is emerging as a popular type of development in many urban areas. The following are characteristics of this type of development and shall be incorporated into all Planned Developments that desire to incorporate this design concept:

1. Compact, mixed-use, pedestrian-oriented design,
2. Incorporation of open space, public plazas, or other public amenity,
3. Human-scale design (Three stories or less) that encourages pedestrian circulation,
4. High quality development standards for signs, landscaping, building materials, and other components,
5. Integrated design or clustering of residential uses,

Projects without the above-listed characteristics shall not be considered TND projects.

(d) **Open Space Standards**. In residential or mixed-use PD districts, unless otherwise expressly provided by the PD regulations or designated in the PD Concept Plan, the following standards governing open space shall apply:

1. A minimum of 20 per cent of the gross land area within the entire PD district, except within TND developments, shall be devoted to open space. Open space for PD districts may be satisfied by either public or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering. Public open space shall be dedicated to the City.
2. The 100-year floodplain areas shall be encouraged to be preserved and maintained as open space; and
3. Significant stands of native trees and shrubs shall be preserved and protected from destruction or alteration.
4. Open space requirements shall be satisfied for each phase of a multi-phased residential development. If open space is not to be provided proportionally among phases of development, the applicant must execute a reservation of open space in a form that will assure the City that such open space will be provided. The City may require that all open space within the district must be provided prior to completion of development within the district.

(e) **Public Facilities Standards**. In order to implement the plan of development depicted in the Concept Plan and to assure that the purposes of the district are realized, public facilities standards in Chapter 7 of this Land Development Code may be varied, provided that such exceptions are expressly identified in the PD district regulations and illustrated where necessary on the Concept Plan incorporated as part of the district regulations. Thereafter, standards applicable to plat applications and applications for site preparation plans shall conform to the variations approved in the ordinance establishing the PD district.

(f) **Public Facilities Studies**. In order to justify variations from public facilities standards pertaining to provision of roadway and drainage facilities and to demonstrate compliance with the adequate public facilities policies in Chapter 7 of this Land Development Code, a traffic impact study or drainage study may be required as a pre-requisite for approving a petition for a PD district.

(Ord. No. 2013-35, §1(Exh. A), 8-6-13)

Section 4.2.6.4 - Concept Plan

(a) **Requirement for Concept Plan**. No PD district may be established without approval of a Concept Plan that illustrates
the proposed location and arrangement of uses, the relationship of such uses to base zoning districts, development phasing, planned public improvements, open space, proposed amenities and the overall design of the development. Detailed requirements for the contents of a Concept Plan are contained in Chapter 1, Article 5, Division 3. The Concept Plan shall be incorporated as a component part of the PD district regulations, and shall be construed in conjunction with the authorized uses and development standards set forth in such regulations.

(b) **Consistency Required.** All development applications within the PD district shall be consistent with the incorporated Concept Plan. Failure of a subsequent development application to conform to the approved Concept Plan for the PD district shall result in denial of the application, unless the PD district regulations first are amended through incorporation of a Concept Plan with which the development application is consistent.

Section 4.2.6.5 - Subsequent Development Applications

(a) **Development Applications Authorized.** The development standards for a PD district shall be applied to the authorized uses through the following types of development applications:

1. Cluster Development Plan, and
2. Plat application.

(b) **Minor Deviations from Approved Concept Plan.** Minor deviations from the Concept Plan may be approved by the Director. The following are considered minor deviations:

1. Corrections in spelling, distances, and other labeling that does not affect the overall development concept.
2. Changes in building position or layout that are less than ten feet or ten per cent in size.
3. Changes in the proposed property lines as long as the original stated project acreage is not exceeded.
4. Changes in parking layouts as long as the number of required spaces and general original design is maintained.

(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)

Section 4.2.6.6 - Adopting Ordinance

(a) The ordinance establishing a PD district shall incorporate the approved Concept Plan as part of the district regulations and shall set forth the following:

1. The base zoning district(s) to be overlaid, together with the boundaries of the district(s);
2. A statement as to the purpose and intent of the PD district established therein;
3. The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or floor-to-area ratios associated with base districts or phases of the development in conformance with the approved Concept Plan;
4. The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan, and the purposes of the PD District;
5. Provisions stating that all zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in Chapters 5, 6 and 7 that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district;
6. Design standards applicable to the development;
7. A specific list of deviations from standards in the base zoning district(s), together with any standards in Chapters 5, 6 and 7 which are to be varied for development within the PD district;
(8) Required dedications of land or public improvements;
(9) The timing of performance by the developer in relation to the phasing of development, where applicable; and
(10) Such additional conditions as are established by the Council to assure that the PD district and Concept Plan are consistent with the stated purposes of the district.

(b) Residential PD Concept Plan. A Concept Plan shall be submitted with any residential PD zoning request for a development comprised of single-family or two-family (duplex) dwellings on individually platted lots, and shall show general uses, the topography and boundaries of the PD area, existing physical features of the site, location of existing or proposed public facilities, phasing of the development, access, thoroughfares, alleys (if proposed), preliminary lot arrangements, proposed densities, proposed screening, landscaped or private amenity areas, conceptual project scheduling, and other pertinent development data.

(c) Nonresidential or Multifamily PD Concept Plan. A Concept Plan shall be submitted with any nonresidential, multifamily, single-family attached, or manufactured (mobile) home PD zoning request, and shall clearly show all pertinent aspects of the type and nature of the proposed development. The Concept Plan shall show the types of use(s) proposed; access, topography and boundaries of the PD area; existing physical features of the site; existing and proposed streets, alleys, easements and lot lines; location of existing or proposed public facilities; building heights and locations; parking areas and ratios; fire lanes; screening and landscaped areas; conceptual project phasing and scheduling; and other pertinent development data to adequately describe the proposed development (see Chapter 1 and the Technical Manual of this Code for Concept Plan requirements and procedures).

(1) For a nonresidential, multifamily, single-family attached, or manufactured (mobile) home PD (or portion of a PD). A detailed Site Plan shall be submitted for approval within one year from the approval date of the Concept Plan for all or some portion of the PD covered by the overall PD Concept Plan. If a detailed Site Plan is not submitted within one year, then the PD Concept Plan may be subject to review by the Planning and Zoning Commission and the City Council to determine its continued validity. If the City determines that the PD Concept Plan is no longer valid or that the proposed development is no longer viable, then a new PD Concept Plan (along with a zoning application to amend the PD ordinance and its accompanying Concept Plan) must be submitted for review and approval prior to detailed Site Plan review/approval (and any subsequent issuance of a building permit) for any nonresidential, multifamily, single-family attached, or manufactured (mobile) home portion of the PD district.

(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)
Section 4.2.6.1 - Purpose, Applicability, Nature and Size of District

(a) **Purpose.** The purpose of an overlay planned development zoning district ("PD District") is to provide for the development of land as an integral unit for single or mixed use in accordance with a PD Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to implement generally the goals and objectives of the City's Comprehensive Plan. PD districts are also intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of conventional zoning districts.

(b) **Applicability.** A PD district may only be established in one of the following circumstances:

1. The land is located in close proximity to established residential neighborhoods where conventional zoning classifications may not adequately address neighborhood concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer or the City to develop and implement mutually-agreed, enforceable development standards;

2. The land, or adjacent property that would be impacted by the development of the land, has sensitive or unique environmental features requiring a more flexible approach to zoning, or special design standards, in order to afford the best possible protection of the unique qualities of the site or the adjacent property;

3. The land is proposed for development as a mixed-use development or a traditional neighborhood development requiring more flexible and innovative design standards;

4. The land consists of inner-City or downtown property that is proposed for redevelopment or infill development, and special design considerations are deemed desirable;

5. The land serves as transition between different and seemingly incompatible land uses;

6. The land is proposed for development as an employment center, and special design standards may be warranted; and

7. The land is of such a character that it is in the community's best interest to encourage high quality development through flexible development standards to further the goals and objectives of the City's Comprehensive Plan.

(c) **Nature of District.** Each PD district shall be established as an overlay zoning district that combines with one or more base zoning districts. Development in a PD district must be consistent with a Concept Plan that is incorporated as part of the district by the adopting ordinance.

(d) **Minimum District Size.** No PD district shall be established for a gross contiguous area less than the following:

1. Single-family detached, attached and duplex uses: two acres;

2. Multifamily uses: one acre;

3. Nonresidential uses: one acre;

4. Mixed residential and nonresidential uses: two acres.

*(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)*

Section 4.2.6.2 - Authorized Uses

(a) **Base Zoning District Uses.** Any use permitted outright or conditionally in the base district shall be permitted in the PD district, unless the use is prohibited or otherwise conditioned in the regulations adopted for the PD district. Uses designated as conditional uses in the land use matrix in Article 3, Division 1 of this Chapter 4 may be authorized in the PD district only if designated on the Concept Plan adopted as part of the PD district, in which case the use does not require a separate Conditional Use Permit under Chapter 1, Article 5, Division 7.
(b) Overlay Zoning District Uses. The PD district may provide for uses not allowed in the base zoning district, provided that the use is compatible with the stated purposes of the district and do not conflict with policies in the Comprehensive Plan, considering the location, arrangement, combination and design features of the uses within the PD district, as depicted on the Concept Plan.

c) Location and Arrangement of Uses. The location and arrangement of all authorized uses in the PD district shall be consistent with the Concept Plan approved with the district.

d) Limitations on Residential Uses. Proposed lot sizes for residential uses in the PD district shall be no smaller on average than the lot sizes allowed in the base zoning district for each type of housing (e.g., single-family, duplex, etc.). Minor deviations from the standards are allowed in a small percentage of the lots in order to provide improved design, or to provide flexibility in the layout of the subdivision or diversity in lot size choices. Unless otherwise provided by the PD district regulations on the basis of exceptional design and provision of enhanced open space, residential density shall not exceed 7.5 units per gross acre for single-family residential use and 24 units per gross acre for multifamily use.

(Ord. No. 2013-35 § 1(Exh. A), 8-6-13)

Section 4.2.6.3 - Development Standards

(a) Base District and Supplemental Standards. In a PD district, uses shall conform to the standards in the base zoning district governing area, building and height requirements in this Chapter 4, and to the supplemental standards in Chapter 6 of this Land Development Code, unless specifically excepted in the ordinance establishing the PD district.

(b) Overlay Zoning District Standards. In a PD district, standards otherwise applicable to authorized uses in the base zoning district or pursuant to Chapter 6 of this Land Development Code may be varied, and thereafter shall be applied to the uses established in the PD district, only if approved in the ordinance establishing the PD district. Standards that may be varied include, but may not be limited to, residential density, lot area, lot width, lot depth, yard depths and widths, building height and size, building exterior construction, lot coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signage and lighting. Varied standards may increase or decrease the requirements otherwise applicable to particular uses. Any graphic depictions used to illustrate such standards, unless otherwise provided in the PD district regulations, shall be considered standards that apply to subsequent development applications.

c) Traditional Neighborhood Design. Traditional Neighborhood Design (TND), is emerging as a popular type of development in many urban areas. The following are characteristics of this type of development and shall be incorporated into all Planned Developments that desire to incorporate this design concept:

1. Compact, mixed-use, pedestrian-oriented design,
2. Incorporation of open space, public plazas, or other public amenity,
3. Human-scale design (Three stories or less) that encourages pedestrian circulation,
4. High quality development standards for signs, landscaping, building materials, and other components,
5. Integrated design or clustering of residential uses,

Projects without the above-listed characteristics shall not be considered TND projects.

d) Open Space Standards. In residential or mixed-use PD districts, unless otherwise expressly provided by the PD regulations or designated in the PD Concept Plan, the following standards governing open space shall apply:

1. A minimum of 20 per cent of the gross land area within the entire PD district, except within TND developments, shall be devoted to open space. Open space for PD districts may be satisfied by either public or by a combination of public and private open space. Open space requirements specified in this subsection are in addition to requirements for site landscaping and buffering. Public open space shall be dedicated to the City.

2. The 100-year floodplain areas shall be encouraged to be preserved and maintained as open space; and

3. Significant stands of native trees and shrubs shall be preserved and protected from destruction or alteration.

4. Open space requirements shall be satisfied for each phase of a multi-phased residential development. If open space
(e) **Public Facilities Standards.** In order to implement the plan of development depicted in the Concept Plan and to assure that the purposes of the district are realized, public facilities standards in Chapter 7 of this Land Development Code may be varied, provided that such exceptions are expressly identified in the PD district regulations and illustrated where necessary on the Concept Plan incorporated as part of the district regulations. Thereafter, standards applicable to plat applications and applications for site preparation plans shall conform to the variations approved in the ordinance establishing the PD district.

(f) **Public Facilities Studies.** In order to justify variations from public facilities standards pertaining to provision of roadway and drainage facilities and to demonstrate compliance with the adequate public facilities policies in Chapter 7 of this Land Development Code, a traffic impact study or drainage study may be required as a pre-requisite for approving a petition for a PD district.

(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)

Section 4.2.6.4 - Concept Plan

(a) **Requirement for Concept Plan.** No PD district may be established without approval of a Concept Plan that illustrates the proposed location and arrangement of uses, the relationship of such uses to base zoning districts, development phasing, planned public improvements, open space, proposed amenities and the overall design of the development. Detailed requirements for the contents of a Concept Plan are contained in Chapter 1, Article 5, Division 3. The Concept Plan shall be incorporated as a component part of the PD district regulations, and shall be construed in conjunction with the authorized uses and development standards set forth in such regulations.

(b) **Consistency Required.** All development applications within the PD district shall be consistent with the incorporated Concept Plan. Failure of a subsequent development application to conform to the approved Concept Plan for the PD district shall result in denial of the application, unless the PD district regulations first are amended through incorporation of a Concept Plan with which the development application is consistent.

Section 4.2.6.5 - Subsequent Development Applications

(a) **Development Applications Authorized.** The development standards for a PD district shall be applied to the authorized uses through the following types of development applications:

1. Cluster Development Plan, and
2. Plat application.

(b) **Minor Deviations from Approved Concept Plan.** Minor deviations from the Concept Plan may be approved by the Director. The following are considered minor deviations:

1. Corrections in spelling, distances, and other labeling that does not affect the overall development concept.
2. Changes in building position or layout that are less than ten feet or ten per cent in size.
3. Changes in the proposed property lines as long as the original stated project acreage is not exceeded.
4. Changes in parking layouts as long as the number of required spaces and general original design is maintained.

(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)

Section 4.2.6.6 - Adopting Ordinance

(a) The ordinance establishing a PD district shall incorporate the approved Concept Plan as part of the district regulations and shall set forth the following:

1. The base zoning district(s) to be overlaid, together with the boundaries of the district(s);
(2) A statement as to the purpose and intent of the PD district established therein;

(3) The permitted, conditional and accessory uses authorized in the district, the location of such uses, the residential densities or floor-to-area ratios associated with base districts or phases of the development in conformance with the approved Concept Plan;

(4) The general standards applicable to development within the district, with or without reference to the base district, including but not limited to: density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and such other requirements as the City Council may deem necessary in order to implement the Comprehensive Plan, and the purposes of the PD District;

(5) Provisions stating that all zoning standards not expressly set forth for the district in the adopting ordinance shall be as provided in the base zoning district(s), and that any standard in Chapters 5, 6 and 7 that has not been expressly varied in the adopting ordinance shall be applicable to subsequent development permits for land within the PD district;

(6) Design standards applicable to the development;

(7) A specific list of deviations from standards in the base zoning district(s), together with any standards in Chapters 5, 6 and 7 which are to be varied for development within the PD district;

(8) Required dedications of land or public improvements;

(9) The timing of performance by the developer in relation to the phasing of development, where applicable; and

(10) Such additional conditions as are established by the Council to assure that the PD district and Concept Plan are consistent with the stated purposes of the district.

(b) Residential PD Concept Plan. A Concept Plan shall be submitted with any residential PD zoning request for a development comprised of single-family or two-family (duplex) dwellings on individually platted lots, and shall show general uses, the topography and boundaries of the PD area, existing physical features of the site, location of existing or proposed public facilities, phasing of the development, access, thoroughfares, alleys (if proposed), preliminary lot arrangements, proposed densities, proposed screening, landscaped or private amenity areas, conceptual project scheduling, and other pertinent development data.

(c) Nonresidential or Multifamily PD Concept Plan. A Concept Plan shall be submitted with any nonresidential, multifamily, single-family attached, or manufactured (mobile) home PD zoning request, and shall clearly show all pertinent aspects of the type and nature of the proposed development. The Concept Plan shall show the types of use(s) proposed; access, topography and boundaries of the PD area; existing physical features of the site; existing and proposed streets, alleys, easements and lot lines; location of existing or proposed public facilities; building heights and locations; parking areas and ratios; fire lanes; screening and landscaped areas; conceptual project phasing and scheduling; and other pertinent development data to adequately describe the proposed development (see Chapter 1 and the Technical Manual of this Code for Concept Plan requirements and procedures).

(1) For a nonresidential, multifamily, single-family attached, or manufactured (mobile) home PD (or portion of a PD). A detailed Site Plan shall be submitted for approval within one year from the approval date of the Concept Plan for all or some portion of the PD covered by the overall PD Concept Plan. If a detailed Site Plan is not submitted within one year, then the PD Concept Plan may be subject to review by the Planning and Zoning Commission and the City Council to determine its continued validity. If the City determines that the PD Concept Plan is no longer valid or that the proposed development is no longer viable, then a new PD Concept Plan (along with a zoning application to amend the PD ordinance and its accompanying Concept Plan) must be submitted for review and approval prior to detailed Site Plan review/approval (and any subsequent issuance of a building permit) for any nonresidential, multifamily, single-family attached, or manufactured (mobile) home portion of the PD district.

(Ord. No. 2013-35, § 1(Exh. A), 8-6-13)
DIVISION 2: APPLICATION FOR OVERLAY DISTRICT

Section 2.5.2.1 Purposes and Effect

A. Purpose. An overlay district is a district for which there are established regulations that combine with the regulations of an underlying base district. The purposes of an overlay district shall be to prohibit uses otherwise allowed in the base district, to establish additional or different conditions for uses, or to authorize special uses, together with standards for such uses, not otherwise allowed in the base district.

B. Effect. Adoption of an overlay district does not repeal the base district, and all regulations in the base district shall remain applicable to the uses allowed in the overlay district, except as expressly modified by the regulations for the overlay district. In addition, any special standards set forth in the adopting ordinance shall apply to all development within the overlay district.

Section 2.5.2.2 Establishment of Overlay Districts

A. Creation. An overlay district, other than an existing neighborhood regulating plan, shall be established as an amendment to the text of the zoning regulations in Chapter 4 and Chapter 5 of this Land Development Code in accordance with procedures in Section 2.4.1.1. Overlay zoning districts shall also be established on the Zoning Map in accordance with the procedures governing petitions for zoning map amendments in Section 2.5.1.1.

B. Enacting Ordinance. In creating an overlay district other than an existing neighborhood regulating plan, the City Council shall specify the following standards:

1. The intent and purpose of the district;
2. The types of base districts with which the overlay district may be combined;
3. Uses allowed by the overlay district which are not allowed in the base district and standards and conditions applicable to such uses;
4. Uses otherwise permitted within the base district, which are prohibited, limited or restricted within the overlay district, and the standards and conditions constituting such limitations or restriction;
5. Standards to be applied in the overlay which are intended to supersede conflicting standards in the base district; and
6. Special standards to be applied in the overlay district.

DIVISION 3: APPLICATION FOR AN EXISTING NEIGHBORHOOD REGULATING PLAN

Section 2.5.3.1 Purpose, Applicability and Effect

A. Purpose. The purpose of an existing neighborhood regulating plan shall be to authorize a special overlay zoning district to ensure compatibility of the development with the surrounding neighborhood.

B. Applicability. An approved existing neighborhood regulating plan shall be required for any property owner requested zoning map amendment to any of the Neighborhood Density Districts described under Section 4.1.2.4.

C. Effect. Approval of an existing neighborhood regulating plan authorizes the approval or issuance of subsequent requests and permits for the property subject to the regulating plan.

Section 2.5.3.2 Application Requirements

A. An application for approval of an existing neighborhood regulating plan shall be submitted in accordance with the universal application procedures in Section 2.3.1.1 except as otherwise provided in this Division 5.

B. Existing neighborhood regulating plans shall consist of one or more maps including the following elements where applicable:

1. The location of proposed base zoning districts;
2. The location and number of proposed lots.
3. The location of existing zoning districts surrounding the subject property;
4. The type, location, and number of units of all proposed building types under Section 4.4.6.1;
5. The type, location, and number of units of all existing building types surrounding the subject property;
6. The location of any required and proposed transitional protective yards under Section 7.2.2.1;
7. The location of any required or proposed residential infill compatibility standard under Section 4.4.2.5;
8. The location and type of all required and proposed street types under Section 3.7.1.1;
9. The location of all proposed parking in accordance with Section 7.1.1.1;
10. The location and type of all proposed and existing streetscape types under Section 3.8.1.1; and
11. The location and type of all proposed and existing parkland under Section 3.10.1.1.

Section 2.5.3.3 Approval Process

A. The approval process for an existing neighborhood regulating plan follows the procedures established for approval of a zoning map amendment under Section 2.5.1.3.

Section 2.5.3.4 Criteria for Approval

A. The following criteria shall be used to determine whether the application for an existing neighborhood regulating plan shall be approved, conditionally approved or denied:

1. The proposed regulating plan conforms with the compatibility of uses and density standards in Section 4.1.2.5.
2. The existing neighborhood regulating plan is consistent with all applicable standards and requirements of the base zoning district and this development code;
3. The existing neighborhood regulating plan is consistent with any adopted small area plan or neighborhood character study for the area.
4. The proposed provision and configuration of roads, electric, water, wastewater, drainage and park facilities conform to the Comprehensive Plan and any approved City Master Plans or Capital Improvement Plans;

Section 2.5.3.5 Amendments

A. The Responsible Official may permit the applicant to make minor amendments to the existing neighborhood regulating plan without the necessity of amending the ordinance that established the existing neighborhood regulating plan.

B. If the Director determines that proposed amendments substantially impact the nature of the approval, whether individually or cumulatively, the Director will deny the request for approval of the modifications and provide the applicant with the opportunity to revise the proposed amendments to bring them into compliance with the existing neighborhood regulating plan.

C. If an applicant wishes to make any amendments other than minor amendments approved by the Responsible Official, the amendments will be submitted for review and approval as a revised existing neighborhood regulating plan.

D. Minor amendments shall be as follows:

1. Corrections in spelling, distances and other labeling that do not affect the overall development concept;
2. Changes in building position or layout that are less than ten feet or ten percent of the total building project or area; and
3. Changes in proposed property lines as long as the original total project acreage is not exceeded, and the area of any base zoning district is not changed by more than five percent.
4. Changes in parking layouts as long as the general original design is maintained.

DIVISION 4: APPLICATION FOR HISTORIC DISTRICT OR HISTORIC LANDMARK

Section 2.5.4.1 Establishment and Expansion of Local Historic Districts or Historic Landmarks

A. General Procedures for Local Historic District. Except as provided in this Section, an application to establish or expand a Historic District (HD) shall be processed and decided in accordance with the procedures governing an application for an overlay district under Section 2.5.2.2.

B. General Procedures for Historic Landmarks. Except as provided in this Section, an application to establish a Historic Landmark shall be processed and decided in accordance with the procedures governing an application for a Zoning Map amendment under Section 2.5.1.1.
### TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

<table>
<thead>
<tr>
<th>Preferred Scenario Area</th>
<th>Planning Area Description</th>
<th>District</th>
<th>% Allocation (Buildable Land)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment Center</td>
<td>Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.</td>
<td>CD-4, CD-5, EC, LI</td>
<td>0 - 10%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CD-4, CD-5, EC, LI</td>
<td>10 - 40%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CD-4, CD-5, EC, LI</td>
<td>60 - 90%</td>
</tr>
<tr>
<td>High Intensity Zone</td>
<td>High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.</td>
<td>CD-1, 2, or 3</td>
<td>0 - 10%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CD-4, CD-5, EC, LI</td>
<td>10 - 30%</td>
</tr>
<tr>
<td>Medium Intensity Zone</td>
<td>Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.</td>
<td>CD-1, 2, or 3</td>
<td>10 - 30%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CD-4, CD-5, EC, LI</td>
<td>30 - 60%</td>
</tr>
<tr>
<td>Low Intensity Area</td>
<td>Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.</td>
<td>CD-1 or 2</td>
<td>50% min.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CD-3, CD-4, CD-5, EC, LI</td>
<td>20 - 40%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CD-4, CD-5, EC, LI</td>
<td>10 - 30%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>CD-5, EC, LI</td>
<td>0 - 5%</td>
</tr>
</tbody>
</table>
A. **Establishment of a Planning Area District.** A Planning Area is a zoning district approved in accordance with Section 2.5.1.1 that allows the assignment of specific character and/or employment districts within the planning area in accordance with this Section 4.4.3.7.

1. **Development Standards.** Development within a planning area district is subject to the development standards in effect at the time of regulating plan approval in accordance with Section 2.5.6.1.

2. **Comprehensive Plan.** A Planning Area District is not permitted within an Existing Neighborhood Area on the Preferred Scenario Map of the Comprehensive Plan.

3. **Development Plan.** Approval of a Planning Area District requires the submission of a development plan including the following:
   
   a. **Buildable Land.** Identification of buildable unconstrained land including any land area classified as a 1, 2, 3, or 4 on the City’s Land Use Suitability Map.

   b. **Pedestrian Sheds.** Planning area districts shall be composed of one or more pedestrian sheds including:

      1. **Standard Pedestrian Shed.** A standard pedestrian shed may be no more than 160 acres and is based on a one-quarter mile radius around a node.

   c. **Public Facilities.** Identification of emergency services and school facilities to serve the proposed development including any additional facilities proposed to serve the development.

   d. **Utilities Plan.** Identification of how the site will be served with water and wastewater facilities including any needed off-site improvements.

   e. **Transportation Plan.** Identification of the major transportation network proposed to serve the development including any off-site improvements.

   f. **Neighborhood Transitions.** Neighborhood Transitions under Section 4.4.4.2 shall be applied to the development plan when a planning area boundary is adjacent to an Existing Neighborhood Area on the Comprehensive Plan.

   g. **Overlay Districts.** Corridor and environmental overlay districts shall be identified on the development plan where applicable.

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2. **Linear Pedestrian Shed.** A linear pedestrian shed may be a maximum of 200 acres and is based on a one-quarter mile radius around a series of block lengths.

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**FIGURE 4.20 STANDARD PEDESTRIAN SHED**

**FIGURE 4.21 LINEAR PEDESTRIAN SHED**

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**Section 4.4.3.8 Regulating Plan**

A. **Regulating Plan Required.** After City Council approval of a planning area district and prior to commencement of any
development, the owner shall submit and must obtain approval of a regulating plan under Section 2.5.6.1

B. Contents of Regulating Plan. Each Regulating Plan or any amendment thereof, shall reflect the following, all in conformance with the applicable standards and requirements set forth in this Section 4.4.3.7:

1. Transportation plan, including:
   a. New street designations;
   b. Existing street designations;
   c. Bicycle, greenway, or pedestrian passages;
   d. Transit stops; and
   e. Block perimeters.

2. Pedestrian sheds;

3. Parkland or civic buildings and the maintenance responsibility;

4. District allocations to regulate use and development of the planning area;

5. Vicinity map;

6. Major utilities plan;

7. Watershed protection plan phase I;

8. Phasing plan, if more than one phase is contemplated.

C. Additional Development Standards

1. Parkland Requirements. Planning area districts shall:
   a. Include parkland constructed to the general neighborhood park standards in Section 3.10.2.1 within 800 ft. of the center of the pedestrian shed.
   b. Include parkland designed as a playground under Section 3.10.2.1 within 1000 ft. of any residential lot.

2. Affordable Housing. Planning area districts shall:
   a. Make a minimum of 10% of the units conform to the requirements for affordable housing under Section 4.3.1.1. These units are eligible to any incentives associated with the provision of affordable housing in this development code.

D. Regulating Plan Amendments. Any amendment to an approved regulating plan shall follow the same procedures required for initial approval with the following exceptions:

1. District allocations may not be amended for any area where a plat has been recorded.

2. Proposed changes to district allocations following recordation of a plat shall follow the zoning change procedures in Section 2.5.1.1.
AGENDA CAPTION:
A.) Executive Session in accordance with Section 551.087, Economic Development, to receive a staff briefing and deliberate regarding a potential Chapter 380 Economic Development incentive agreement for the S.M.A.R.T Terminal Project.

B.) Executive Session in accordance with Section 551.087, Economic Development, to receive a staff briefing and deliberate regarding a potential Chapter 380 Economic Development incentive agreement for Project World Series.