

STAFF REPORT
**Amend the Comprehensive Zoning Code to include Additional Standards
for PUD Amenities**
June 6, 2023



Community
Development
Services

**Project
Manager:**
Naysha Foster

- Attachments:**
1. Current PUD Standards for Amenities
 2. Proposed PUD Standards for Amenities

Requested Action: To recommend approval of the proposed changes to the standards for amenities within a Planned Unit Development (PUD) to the Mayor and City Council.

Staff Comments:

The intent of the PUD regulations is to:

- (a) Allow for flexibility from traditional zoning standards that results in development providing an improved living environment, including usable common space, amenities or services, increased landscaping, additional architectural features or standards, and compatibility with the contiguous neighborhood.
- (b) Promote flexibility and innovation of design while permitting diversification of development types in order to encourage the most suitable use of a site.
- (c) Achieve a compatible land use relationship with the surrounding area.
- (d) Promote redevelopment and reuse of previously developed property.
- (e) Encourage development of vacant properties within developed areas.
- (f) Provide usable and suitably located common space, recreation facilities or other public/common facilities.
- (g) Facilitate functional and efficient systems of streets, pathways, utilities, and municipal services on and off site.
- (h) Promote efficient use of land with a more flexible arrangement of buildings and land uses.
- (i) Provide for master planned development that includes interconnected design elements between structures or phases, increased amounts of landscaping or natural features, connections to the surrounding neighborhood or public lands and unique architectural features.
- (j) Ensure appropriate phasing of development and amenities.
- (k) Provide for attractive streetscapes that are not dominated by parked vehicles or garage entrances

The purpose of a PUD was to allow the development additional flexibility in meeting some zoning standards in exchange for the development providing for higher level of design and use of the property. An example of this would be allowing for greater densities, smaller setbacks and reduced private space in exchange for enhanced common spaces in the form of amenities.

There have been some questions, regarding minimum standards for amenities in past PUDs, and whether they represent the higher level of development the PUD is trying to achieve. Some examples of questionable amenities have been dog parks and outdoor areas that just propose a picnic table, and playgrounds. What is being proposed technically meets the minimum standards, but staff questions if we should meet a higher standard or provide some clarification to what is met. Staff has come up with suggestions for more detailed standards to resolve issues and create amenities residents will want to use.

Staff Recommendation: Staff incorporated the suggestions from the Planning and Zoning Commission from the work meeting in February and recommends approval of the proposed amendment.

See the Current and proposed standards on the next page.

CURRENT LANGUAGE:

11-2-6 (PUD)

(9) Common Space

(b) Common space may include an open space parcel or parcels of land, an area of water, or a combination of land and water, recreational facilities, either public or private, ball courts, swimming pools, playgrounds, drainage facility developed with physical amenities, exercise rooms or similar facilities

(10) Amenities. All PUDs shall provide amenities in addition to the common space required by this Section as follows:

(a) The number and size of amenities should increase as overall acreage and scale of the development increases. At least one (1) amenity shall be provided for the first fifty (50) residential units proposed, and one (1) additional amenity shall be provided for each fifty (50) residential units proposed thereafter.

(b) Amenities should be placed in logical areas that allow convenient access to most of the occupants of the development.

(c) PUDs shall provide at least one (1) of the following amenities:

(i) Private or public recreational facility, such as a swimming pool, ball courts, or playground, in scale with the development.

(ii) Private or public plaza, pedestrian mall, garden, arboretum, square or other similar open space.

(iii) Public access to or additions to the greenbelt, neighborhood park systems or other public open space or enhanced pedestrian connections to adjacent employment and shopping centers.

(iv) Trail system or pedestrian paths in addition to necessary circulation paths that would be required if the development was not a PUD.

(v) A drainage facility developed with additional physical amenities beyond open space.

(vi) Similar amenities which reflect the purposes of this Section as approved.

PROPOSED LANGUAGE:

11-2-6 (PUD)

(9) Common Space

(b) Common space may include an outdoor space parcel or parcels of land, an area of water, or a combination of land and water, recreational facilities, either public or private, ball courts, swimming pools, playgrounds, drainage facility developed with physical amenities, exercise rooms or similar facilities. Usable outdoor space shall be outdoor areas on the ground, deck or patio, gazebo or pavilion designed and accessible for outdoor living, recreation or park like facilities and shall include landscaping. Usable space shall not include parking areas or communal facilities of a non-recreational nature.

(10) Amenities. All PUDs shall provide amenities in addition to the common space required by this Section as follows:

(a) The number and size of amenities should increase as overall acreage and scale of the development increases. At least one (1) amenity shall be provided for the first fifty (50)

residential units proposed, and one (1) additional amenity shall be provided for each fifty (50) residential units proposed thereafter.

(b) Amenities should be placed in logical areas that allow convenient access to most of the occupants of the development.

(c) PUDs shall provide at least one (1) of the following amenities:

(i) Private or public indoor or outdoor recreational facility, such as a swimming pool, hot tub, theater room, gym, ball courts, or commercial playground equipment featuring a minimum of three different functions, i.e. slide, swing set and climbing wall. ~~in scale with the development.~~

(ii) Private or public plaza, pedestrian mall, community garden area which includes irrigation and planting beds, garden, arboretum, outdoor kitchen facilities, shade structures such as pavilions, square or other similar open space for social gatherings.

(iii) Public access to or additions to the greenbelt, bike lanes, neighborhood park systems or other public open space or enhanced pedestrian connections to City pathway system, adjacent employment and shopping centers.

(iv) Trail system or pedestrian paths in addition to necessary circulation paths that would be required if the development was not a PUD.

(v) A drainage facility developed with additional permanently affixed physical amenities beyond open space.

(vi) A dog park. Dog Parks must be completely fenced and shall include pet waste stations, trash cans, benches or picnic tables and a minimum of one of the following: wash station, grooming tables, or agility training equipment.

(vii) Similar amenities which reflect the purposes of this Section as approved by City Council.