

ADOPTED: 9 FEB '70

SECTION 12 - PLANNED UNIT DEVELOPMENT OR "PD" DISTRICT

12.1 PURPOSE - This district is designed to accommodate various types of development, such as single-family residential developments, multiple housing developments, neighborhood and community shopping centers, professional and administrative areas, commercial service centers, and industrial parks and other uses or a combination of uses which can be made appropriately a part of a Planned Unit Development. The district is established to allow flexibility of design which is in accordance with the objectives and spirit of the General Plan.

12.2 ESTABLISHMENT OF PD DISTRICTS - PD Districts may be established or removed from the Zoning Map upon the application of a property owner or owners, or upon the initiative of the City Council or Planning Commission, in accordance with the procedures set forth in Section 16 of this Ordinance.

12.3 CONCEPTUAL DEVELOPMENT PLAN REQUIRED - An application for the establishment of a PD District shall be accompanied by a Conceptual Development Plan which, if approved by the Planning Commission and City Council, shall become a part of the Zoning Map of the City of Belmont.

A - Said Conceptual Development Plan shall show the following information presented in a schematic form and at a scale satisfactory to the Zoning Administrator with a reduced reproducible print of the approved drawing suitable to the City Clerk for publication purposes:

1. Proposed land uses
2. Location of buildings, structures and building groups
3. A tabulation of proposed dwelling unit density in residential areas
4. A tabulation of floor area ratios and the maximum heights of proposed buildings
5. Proposed circulation systems, including preliminary street cross sections
6. Proposed parks, playgrounds, school sites, and other open spaces
7. Location and type of existing and proposed landscaping. Identification of any existing trees to be removed in accordance with Ordinance No. 424
8. An economic feasibility analysis of proposed commercial uses
9. Delineation of the major units within the development to be constructed in progression
10. Relation to future land use in surrounding area as proposed in the General Plan.

12.3 (CONTINUED)

- B. The Planning Commission and City Council may require such other information which, combined with the other information submitted shall be for the purpose of ascertaining substantial conformity with the adopted General Plan of the City of Belmont. The Planning Commission and City Council shall make the following findings in addition to those required in Section 16 of this Ordinance prior to rezoning any property to the PD District:
1. That the total development in each individual unit therein can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts
 2. That the streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and the density will not generate traffic in such amounts as to overload the street network outside the PD District
 3. That any proposed commercial development can be justified economically at the locations proposed, to provide for adequate commercial facilities of the types proposed
 4. That the economic impact created by the PD Development can be absorbed by the City (police and fire service, water supply, sewage disposal, etc.).

12.4 CONDITIONAL USES - A Use Permit shall be required for any and all uses in a PD District. A Detailed Development Plan as described in Section 12.5 shall be submitted as part of the application for a Use Permit. The Planning Commission shall not grant a Use Permit for any use or uses in a PD District, unless it finds:

- A. Such use or uses substantially conform to the adopted General Plan of the City of Belmont
- B. Such use or uses are as shown on the approved Conceptual Development Plan for the particular PD District.

12.5 DETAILED DEVELOPMENT PLAN REQUIRED - An application for a Use Permit in a PD District shall include and be accompanied by a Detailed Development Plan which, if approved by the Planning Commission, shall become a part of the Use Permit. The Detailed Development Plan shall contain certifications that a Design-Professional or group of Design-Professionals have participated in its preparation. Design-Professional includes a Civil Engineer, Landscape Architect, Architect, Registered Building Designer, or City Planner who is a member of the American Institute of Planners. Compliance with the requirements of this section shall not be construed as relieving the applicant from compliance with the Subdivision Ordinance or other applicable ordinances of the City of Belmont.

A. The Detailed Development Plan shall include:

1. A map showing any street system and lot design proposed within the District. Any areas proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public buildings, and other such uses
2. A map showing the existing topography and the proposed finished grading of the district at 1' contour intervals on areas of a cross slope of less than 5%; at 2' contour intervals on areas of a 5-10% cross slope; at 5' contour intervals on areas exceeding 10% cross slope. For the purpose of this Section, the cross slope of an area is defined to be the ratio expressed as a percentage, of the vertical difference in elevation to the horizontal distance between any two points, with the line connecting the two points being essentially perpendicular to the contours between the two points. The Planning Commission shall have the authority to determine the cross slope of an area and shall also have the authority to designate different portions of the District as having different cross slopes
3. A plot plan for each building site or sites in the proposed PD District. The required plot plan shall show the location of all proposed buildings indicating maximum and minimum distances between buildings and the property or building site lines
4. A topographic model of the proposed district to an accurate scale. Both horizontal and vertical scale shall be the same. The scale and detail of the model shall be sufficient to accurately illustrate the appearance of the total development. The Zoning Administrator shall approve the scale of the model in writing prior to its construction. The following proposed items shall be included on the model:
 - a. Final topography of the district after grading
 - b. Street system
 - c. Location and bulk of buildings and structures
 - d. Lot design
 - e. Parks, playgrounds, school sites and other open spaces
 - f. Parking and loading areas
 - g. Location of existing and proposed major landscaping.
5. A detailed tabulation of the resultant densities of persons, dwelling units, floor area ratios and height of structures
6. The following plans, diagrams, and information shall also be required to be included on the plot plan or appended thereto, unless the Zoning Administrator has indicated in writing that certain requirements are not applicable:
 - a. Off-street parking and loading plan
 - b. A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within the PD District, and to and from adjacent public thoroughfares. Any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern shall be shown.

6. (continued)

- c. Landscaping and tree planting plan; such a plan shall show the approximate location and type of plant materials to be installed
- d. Detailed engineering site plans, including proposed finished grades and all public improvements
- e. Detailed engineering plans for the provision of public utilities for the site, including provisions for off-site connections and facilities necessary to serve the site
- f. Elevations and perspective drawings of all proposed structures, except single-family residences. Such drawings need not be the result of the final architectural decisions and need not be in detail. The purpose of such drawings is to indicate within stated limits the height of the proposed buildings and the general appearance of the proposed structure, to the end that the entire development will have architectural unity and be in harmony with surrounding developments
- g. A written statement describing the disposition of recreation and open space areas. Such statement shall include proposals for ownership, development and maintenance.

12.6 DESIGN STANDARDS - The following design standards shall be established as shown on the Detailed Development Plan for the particular PD District as approved by the Planning Commission. Said design standards shall become a part of the Use Permit:

- A. Minimum building site
- B. Minimum lot dimensions
- C. Maximum building site coverage by buildings and structures
- D. Minimum yards
- E. Maximum building or structure heights
- F. Maximum height of fences and walls
- G. Signs.

12.7 OFF-STREET PARKING REQUIRED - Off-street parking shall be provided in accordance with the provisions of Section 8 of this Ordinance.

12.8 OPEN SPACE AND DENSITY - Open space and density shall be as shown on the Detailed Development Plan for the particular PD District as approved by the Planning Commission, providing that the total open area and average density shall substantially conform to the adopted General Plan of the City of Belmont.

12.9 AMENDMENT OF DEVELOPMENT PLAN

- A. Changes in the Conceptual Development Plan shall be considered the same as changes in the Zoning Map and shall be made in accordance with the procedures set forth in Section 16 of this Ordinance.
- B. Changes in the Detailed Development Plan shall be considered the same as changes to the Use Permit and shall be made in accordance with the procedures set forth in Section 11 of this Ordinance.

12.10 DEVELOPMENT SCHEDULE - An application for a Use Permit in a PD District shall be accompanied by a development schedule indicating to the best of the applicant's knowledge the approximate date on which construction of all facets of the entire project can be expected to begin, the anticipated rate of development, and completion date. The development schedule, if approved by the Planning Commission, shall become a part of the Detailed Development Plan and shall be adhered to by the owner of the property in the PD District, and his successors in interest.

12.11 REVOCATION OF USE PERMIT - If in the opinion of the Planning Commission, the owner or owners of property in a PD District are falling or have failed to meet an approved development schedule, the Planning Commission may initiate proceedings under Section 11 of this Ordinance to revoke the applicant's Use Permit until such time as the applicant conforms to the conditions thereof. For good cause shown by the property owner, in writing, prior to the expiration of the original development schedule, the Planning Commission may extend the limits imposed by the development schedule in accordance with Section 11 of this Ordinance.