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## Staff Report

Study Session  
Item # 4

**To: Lemoore City Council**  
**From: Holly Smyth, Chief Planner**  
**Date: March 1, 2006**  
**Subject: Review of Planned Unit Development Guidelines**

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### Discussion:

Since the 1970's the general purpose of Planned Unit Developments (PUDs) was to overcome the inflexibility of conventional single use districts and to achieve a more integrated development pattern. Rather than apply design standards on a lot by lot basis, PUD's are based on a unified master plan, allowing flexibility of uses and exemptions from dimensional and density requirements.

The purpose of the PUD in the Lemoore Zoning Code states that "PUDs, involving the careful application of design, are encouraged to achieve a more functional, aesthetically pleasing and harmonious living and working environment within the City which otherwise might not be possible by strict adherence to the regulations of this title. Staff has interpreted this to mean that the underlying density allowed is the largest determining factor. Additionally, PUDs may be located in any district upon the granting of a Conditional Use Permit and may include a combination of different dwelling types and/or a variety of land uses, including up to a 25% density bonus, which are made to complement each other. The PUD overlay can also allow single family residential to be built over multi-family or commercially zoned property which may be problematic. A copy of the appropriate portion of the Zoning Ordinance is attached herein for your information and review.

In May 2002, the City Council adopted Ordinance 2002-07 applying the PUD overlay over 11 specific areas (on attached black and white map), mostly to the west of State Highway 41, which contained more than 5 acres of multi-family zoned property or contained more than 10 acres of single-family zoned property. Then the Council adopted Resolution 2002-18 approving the Livable Neighborhood Development: Implementation Guideline to a Landscape of Choice and the principles, concepts and development choices contained therein. Additionally, on September 17, 2002, the City Council adopted Resolution 2002-37 which provided 28 guidelines to "assist the designing of projects on PUD zoned residential lands". Copies of both these documents is also included herein for your information and review. The purpose of the City creating these PUD overlays, which were previously only done by developers making a request, was to eliminate "cookie cutter" looking subdivisions and create unique pedestrian oriented neighborhoods.

Since the adoption of the above items, staff has been utilizing the three documents as tools to review and make recommendations regarding PUDs. Each project is unique based on its underlying zone district, type of housing proposed, and characteristics of the site and its surrounding neighborhood. The goal has been to meet the purpose of the PUD as defined in the Zoning Ordinance as listed above. Eight tentative subdivision maps involving PUDs have been submitted since the adoption of the above items and only one has asked for the additional density bonuses allowed. The attached zone map shows the existing PUD areas that have already been built, approved, or will be built in the future as shown by the bolded dot pattern.

### Budget Impact:

None.

### Recommendation:

None. City Council had asked that this item be on the agenda for discussion purposes only.