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Planning Commission Staff Report

To: **Lemoore Planning Commission** **Item # 7**
From: **Holly Smyth, Planning Director**
Review Date: **January 12, 2009**
Subject: **Proposed Changes to Planned Unit Development Guidelines**

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 Ordinance in Section 9-15-E of the Lemoore Municipal Code (copy attached) 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. In May 2002, the City Council adopted Ordinance 2002-07 applying the PUD overlay over single family residential designated areas where more than 10 acres of vacant contiguous property existed and in multi-family designated areas containing more than 5 acres of contiguously designated land. The Council then 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. Finally, 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" (copy attached). The purpose of the City creating these PUD overlays, which were previously only done by developers making a request, and guidelines was to eliminate "cookie cutter" looking subdivisions and create unique pedestrian oriented neighborhoods.

Between the Ordinance and the Guidelines, all PUD's were required to get their elevations and floor plans and a subdivision-wide foot print plan (which pre-plots all models and elevations on specific lots) approved by the Planning Commission and City Council with public hearings at both bodies prior to recording their Final Map and moving forward with construction. Under the current Guidelines, staff can administratively approve different previously approved floor plans and/or elevations on different lots so long as they continue to conform to the PUD Guidelines and do not equate to more than 20% of the lots being changed throughout the entire subdivision. Given the current housing market trends and slowing economy, Cambridge-Lennar, DeVante Villas, and Flatley Homes want to utilize new floor plans in their subdivisions and/or exceed the 20% modification limit without having to go back to the Planning Commission and City Council due to the long processing limits and costs when decisions need to be made quickly to keep buyers.

Only Silva 10's (Tract 838) PUD was approved to allow the administrative approval of floor plans and their elevations on an individual plot plan basis and a plot plan process was developed and a fee set to recoup staff processing costs. However, sample models where submitted to show the Planning Commission and City Council the quality of homes to be expected. Staff believes that this administrative process should be extended to other subdivisions given the current economy which should require the addition of item 29 to the "City of Lemoore Conceptual Guidelines for Application to Planned Unit Development" which was adopted as part of City Council Resolution 2002-37 to read as follows:

29. Should the general development plan, also known as an "Overall Plot Plan", need to be modified to add a new floor plan/elevation or make additional modifications to more than 20% of the lots, the developer may use the administrative individual plot plan approval process and pay the processing fee to add or modify plans without going back to the Planning Commission and City Council prior to pulling building permits. Such new or modified plans shall meet all PUD Guidelines as they relate to aesthetics and variability of the home and shall be of similar quality to the originally approved plans as determined by the Planning Director taking the original conditions of approval into consideration.

This process insures that plans are sufficiently varying in their elevation features. Currently this process requires an application page showing the proposed and previously approved front elevations and floor plan footprints with dashed rooflines of a six parcel grouping, with the subject parcel in the middle, so that diversity can be simply evaluated as identified in the PUD guidelines. The proposed home must contain five significantly varying features from the adjacent five homes from roof design/color/material, to entryway design elements, architectural style and/or major architectural elements (balconies, porches, lofts, etc.), material and/or color of the building facade, garage style, and the like (see sample page). Additionally, setbacks and floor area ratios are identified to insure that coverage does not exceed 40% and building codes are met.

Budget Impact:

None.

Recommendation:

Planning Commission should discuss the options they would like to see incorporating in the PUD Guidelines to address the current industry problem which may include recommending that City Council add item #29 discussed above be added to the original list.

RESOLUTION NO. 2009-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE SUPERSEEDING RESOLUTION 2002-37 AND REITERATING ALL PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

At a Regular Meeting of the City Council of the City of Lemoore duly called and held on _____ 2009 at 7:30 p.m. on said day, it was moved by Councilmember _____ seconded by Councilmember _____ and carried that City Council Resolution 2002-37, adopted September 17, 2002, should be superseded by the following Resolution:

WHEREAS, the City Council passed Ordinance No. 2002-07 rezoning all contiguous vacant single family zoned lands over 10 acres and all contiguous vacant multi-family zoned lands over 5 acres in the City of Lemoore with a Planned Unit Development (PUD) overlay; and

WHEREAS, the City Council adopted Resolution 2002-37 which identified 28 PUD Design to assist with the designing of projects on PUD zoned residential lands.

WHEREAS, in order to provide more flexibility to single family developers during a housing down turn, more flexibility needs to be incorporated into the PUD to allow units to still be built while retaining high quality design,

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Lemoore hereby amends the Design Guidelines for Planned Unit Developments to include the below listed item 29 and reiterates the original 28 guidelines.

CITY OF LEMOORE

Design Guidelines for Planned Unit Developments

1. The garage portion of the dwelling should not project beyond five feet (5') to the front of the main dwelling, and preferably should be even with or behind the primary dwelling structure. Minimum garage setback would be 20 ft. from the front property line. Garage locations are encouraged to vary in order to provide interesting streetscape.

2. All roofing material and exterior finishes may vary or be of the same character and materials, if so required by the City. (For example, all exterior finishes may be either stucco or lap sided.)

3. Not more than three (3) dwelling units on facing or adjoining lots should be of the same model floor plan, and building elevations with the same floor plan on adjoining lots should have elevation features that sufficiently vary from each other.

4. Front building setbacks may be reduced to 18 ft. or less based on site plan approval for the project. Front yards on lots at street curve should be at least 24 ft. wide. Architectural features such as porches and balconies may encroach further into the front yard but should usually be not less than 15 ft. from the front property line.

5. Side yard widths may be reduced from those required by underlying zone district, based on overall project design. No air conditioning units or accessory structures should be

located in such side yards. The distance between dwellings on adjoining lots shall not be less than 10 ft.

6. City may require all dwellings, depending on the project location, to be of the same architectural character (Mediterranean, Contemporary, Neo-Traditional, Manufactured units, etc.).

7. Up to twenty percent (20%) of the locations of models on lots may be allowed to vary from the approved foot print plan with the administrative approval of the Community Development Director. Any further variation would require approval of the Planning Commission.

8. Not more than forty-five percent (45%) of the homes may be of double story in a single-family residential development.

9. Single and double story dwelling mix should be such that they form an interesting skyline and architectural blend. For this purpose, not more than 3 dwellings on adjoining lots should be of double story.

10. Based on the size and location of the project, the City may require the PUD to include an integrated greenbelt park like area, or open space.

11. The City may require inclusion of pedestrian or bike trails within the greenbelt or private park in the project. In such case, the City may approve sidewalk along only one side of the road.

12. A PUD project may have narrower than the City standard street widths and be maintained by homeowners association. Such streets may have parking and sidewalk only on one side of the street or be provided on both sides of the streets in a staggered manner to provide better aesthetics.

13. The pavement width of private streets with one side parking can be 32 ft. as opposed to 40 ft. required per city local street standards. If on-street parking is not required, the paved road width may be 25 ft.

14. The residential density in PUD projects would be generally guided by the density in the underlying zone district.

15. The City may allow a blend of various types of housing (single family, condominiums, patio homes, etc.) and some complementary non-residential uses such as a coffee/snack shop, day care center, laundromat, etc.

16. A PUD project may be required to include amenities such as an activity center, swimming pool, play areas and tot lots and may include associated parking.

17. The City may require formation of a homeowners association with bylaws and dues for the maintenance of private streets, common landscaped areas, and other common amenities. Such association documents are subject to City review and approval.

18. Any later addition or modification of any completed dwelling (after it has been occupied) may be allowed with the approval of the Community Development Director, or with a conditional use permit if the proposed addition exceeds fifteen percent (15%) of the

original habitable floor area of the dwelling, provided the originally approved building setbacks are met.

19. Developments may be required to have pedestrian trails, walkways and bikeways to encourage walking and bicycling. These should have landscaped areas on both sides to provide a visible, safe, and pleasant environment.

20. Continued or through streets laid on a grid are preferred so as to provide continuity into adjoining vacant lands and developments. For this reason, loop streets and cul-de-sac streets are generally discouraged.

21. At least 60 percent of the lots should have north/south exposure so as to reduce energy consumption.

22. Shared off-street parking spaces may be provided in lieu of on-street parking, and such facilities would be approved by the City as to the size, shape and relationship to the sites to be served. Parking areas should be landscaped.

23. Local streets should be aligned to form three-way intersections when possible. Such intersections create an inherent right of way assignment as the through street receives precedence, and reduces accidents without the use of traffic controls.

24. A local street that intersects a collector or arterial street should be aligned with another street to form a four-way intersection which can be easily regulated by a stop sign or other traffic control device.

25. Curb cuts for driveways to individual residential lots are prohibited along arterial or collector streets. Curb cuts for driveways to individual lots are limited to local streets.

26. Local street lengths should generally not exceed 800 feet, and streets may be designed with gentle curves and changes to break the sight line of the road into smaller visual elements to cause drivers to slow down.

27. Dwellings on corner lots are encouraged to have a wrap-around building elevation with similar aesthetic consideration from both adjoining streets.

28. Zero lot line development, where houses are shifted to one side of the lot, is allowed to provide greater usable yard space on each lot. The minimum distance between all buildings should be at least 15 ft. and provide recesses in the sidewall plane facing a courtyard of at least 5 ft. every 30 ft. of the property line, windows or other openings, which allow for visibility into the side yard of the adjacent lot, are prohibited.

29. Should the general development plan, also known as an “Overall Plot Plan”, need to be modified to add a new floor plan/elevation; change an existing plan exterior; or make additional modifications to more than 20% of the lots, the developer may use the administrative individual plot plan approval process and pay the set fee to add or modify plans without going back to the Planning Commission and City Council prior to pulling building permits. Such new or modified plans shall meet all PUD Guidelines as they relate to aesthetics and variability of the home and shall be of similar quality to the originally approved plans as determined by the Planning Director taking the original conditions of approval into consideration.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on _____, 2009 by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

_____
John F. Murray, Mayor

ATTEST:

_____
Nanci C.O. Lima, City Clerk

CERTIFICATE

STATE OF CALIFORNIA))
COUNTY OF KINGS) ss.
CITY OF LEMOORE)

I, Nanci C. O. Lima, City Clerk of the City of Lemoore, do hereby certify the foregoing Resolution of the Lemoore City Council was duly passed and adopted at a Regular Meeting of the City Council held on

_____ , 2009.

DATED: _____ , 2009

_____
Nanci C. O. Lima
City Clerk