



Article 27. Planned Development District (PD)

Sec. 8-5.2701. Purpose.

To provide opportunities for creative and more efficient approaches to the use of land through lot design, use of open space, mixture of land usage and/or densities, adjustment of setbacks, or other means to create a better environment. Planned developments are under unified control and are comprehensively planned, resulting in a development of superior design and quality. The proposal must be found to be consistent with the General Plan designation(s) applied to the property.

Sec. 8-5.2702. Uses.

Any use or combination of uses which are arranged and designed in such a manner as to result in a development which is internally compatible, compatible with neighboring uses and consistent with the General Plan.

Sec. 8-5.2703. Density and Intensity.

The density and intensity of the development shall be limited to that allowed by the General Plan designation(s) APPLIED TO THE PROPERTY.

Sec. 8-5.2704. Establishment of a Planned Development District.

Applications for the establishment of a Planned Development District shall be considered amendments to the Yuba City Zoning Code and shall be processed according to the provisions of Article 72 of this chapter.

Sec. 8-5.2705. Application.

Applications for a Planned Development District shall contain a site plan for the project as well as other information needed to properly evaluate and process the application, including building elevations, roads, walkways, parking, landscaping, signs, proposed uses, plans for phasing and other information deemed necessary by the Planning Director.

Sec. 8-5.2706. Findings.

In order to approve a planned development the following findings must first be made:

- A. The proposal is consistent with the General Plan.

- B. The proposal is consistent with the planned surrounding land uses.
- C. There are or will be adequate public facilities available to properly serve the development, including streets to adequately handle the anticipated traffic.
- D. The quality of the development is as good or better than would be accomplished through traditional zoning and design standards.

Sec. 8-5.2707. Site Development.

Prior to issuance of any building permits, detailed plans shall be submitted to the Planning Director for review and approval for substantial compliance to the approved planned development.

Sec. 8-5.2708. Review.

If construction has not commenced within 3 years of the date of approval and every 2 years thereafter, the Planning Commission shall review the project to determine if a zone change or amendment to the PD is appropriate. If it is determined that a change may be appropriate, the Commission shall authorize the revision to proceed, according to the provisions of Article 72 of this chapter. For purposes of this article commencement of construction means the installation of a foundation.