

Chapter 22 Planned Area Development Overlay District

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11-22-1: Purpose

The purpose of the Planned Area Development Overlay (PAD) District is to allow for innovative design and flexibility in projects of sufficient size that are planned for development as a cohesive unit. This overlay district may also be used to organize a development in phases by using conceptual development plans and deferring specific site plan approval to a future date. The intent of this district is to provide for creative, high-quality development incorporating:

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;
- B. Options for the design and use of private or public streets;
- C. Preservation of significant aspects of the natural character of the land;
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
- E. Sustainable property owners' associations;
- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and
- G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

11-22-2: Land Use Regulations

The PAD overlay district is to be used in conjunction with one or more underlying zoning districts, thereby permitting the same uses and activities as the underlying base zoning district(s), except those that may be

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excluded by the City Council. Limitations and standards of use also may be established in the overlay district as conditions of approval for individual developments. Before the City Council excludes a land use from a base zoning district, a development agreement that also excludes those specified land uses shall be adopted previous to or concurrently with the adoption of the overlay district.

11-22-3: Development Standards

- A. The minimum site area for a PAD shall be 5 acres. Residential and mixed-use applications for sites that are smaller than 5-acres may be considered in the event the project includes a minimum of 20 dwelling units.
- B. The general development standards established in this Ordinance and the specific development standards for each underlying zoning district are required, unless specifically modified by the City Council with the approval of the PAD overlay.

11-22-4: Supplemental Regulations

- A. The submitted plan shall list permitted development and land use options, which may be assigned to specific parcels. Multiple development and land use options may be assigned and described as available alternatives. Land developed under this Chapter may consist of multiple parcels or may have common building sites.
- B. Common open space shall be an essential and major element of the plan. Open areas should provide an efficient, aesthetic, and desirable usage.
- C. Every structure shall have access to a public street, directly across either a coterminous property line; or using recorded access easements; or using a court, walkway or other common area owned and maintained as common ground.

11-22-5: Review of Plans

- A. **Application.** Requests for PAD overlays shall follow the same procedures specified for zoning amendments in Chapter 76, Zoning Ordinance: Amendments to Map and Text, of this Ordinance. In addition, applications requesting PAD overlays shall include a planning document(s) that incorporates the following items:
 - 1. Graphic depictions of the following, as may be applicable:
 - a. Land use plan, drawn to scale, including:
 - i. Dimensions and acreage of overall project site;
 - ii. Dimensions and acreage of each underlying zoning district;

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- iii. Dimensions and acreage of each unit or stage of development; and,
 - iv. Locations of properties proposed for conceptual and specific review.
 - b. Site Plan(s), drawn to scale, including typical lot sizes and building placement for residential development (Site Plans not required for conceptual requests).
 - c. Elevation(s) of proposed building(s), drawn to scale (Elevations not required for conceptual requests).
 - d. Locations of commonly owned, property, including open space and recreational amenities.
 - e. Locations of all proposed streets alignments and subdivisions of land.
 2. Narrative description(s) and explanation(s) of the following:
 - a. Compliance of the proposed project with the requirements of the Mesa General Plan, and the Purpose statements of the PAD Overlay District (Section 11-22-1).
 - b. Development standards for the project, including any proposed deviations from base zoning district development standards and general development standards.
 - c. Phasing plans, if the project consists of multiple units or stages of development.
 - d. Specific and/or conceptual land uses, as applicable.
 - e. Properties and amenities to be held in common ownership, including open space and recreational amenities.
 - f. Intensity of development expressed as a ratio (specific plan) or as a range (conceptual plan).
 - g. Description of design themes and quality.
 - h. Incorporation of sustainable development practices.
- B. **Conceptual and Specific Plans.** Applications for PAD Overlay may specify the project is proposed for conceptual and/or specific approval.
1. Requests for Conceptual Plan approval permits submittal of generalized plans describing land uses and development themes, and ranges of intensity of development described as ratios of activity, such as floor area ratio or dwelling units per acre. Approved Conceptual Plans require review and approval of a Specific Plan prior to development.
 2. Requests for Specific Plan approval requires submittal of detailed drawings of the proposed development, including site plans, landscape plans and building elevations, depicting the project as it is anticipated to be constructed on the specific location. Specific Plans may be approved by the Planning & Zoning Board in the event a Conceptual Plan has been approved by the City Council, and the submitted Specific Plan indicates the land

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use is consistent with the range of intensity and other applicable descriptions of development documented on the approved Conceptual Plan or conditions of approval.

3. The initial submittal for rezoning for the PAD overlay may include both specific plan areas and conceptual plan areas.
- C. **Modifications to Plans.** Changes to the approved development plan shall be reviewed and processed in accordance with the provisions in Chapter 67 Common Procedures, of this Ordinance.
- D. **Phased Development.** An approved development may be built in phases as part of the project's plan, if the construction and provision of all necessary elements, including parking, drainage, common open spaces, and public and recreational facilities, which are shown on the approved plan, proceed at a rate commensurate with the construction of buildings. If the Development and Sustainability Department Director determines that the rate of building construction is not commensurate with the construction of the aforementioned necessary elements, the Planning Director or designee shall notify the developer that no permits for building construction will be issued until the rate of construction conforms accordingly. Failure to comply with the terms of this Section in a timely manner following notification shall result in all building construction being halted until compliance is restored.
- E. **Conformance with Approved Plan - Modification after Initial Construction.** When the project has been completed, the use of the land and the construction, modification, or alteration of any buildings or structures within the development shall remain in conformance with the approved development plan except that any minor extension, alteration, or modification of existing buildings or structures may be reviewed and approved by the Zoning Administrator Hearing Officer or Board of Adjustment in accordance with Chapter 67 Common Procedures, of this Ordinance if the request is found to be consistent with the purpose and intent of the approved development plan.

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