

CITY OF COOLIDGE
APPLICATION FOR A PLANNED AREA DEVELOPMENT (P.A.D.)
OR AMENDMENT TO P.A.D. APPROVAL

NAME ADDRESS PHONE NO.

Project Name: _____

Legal Description of Property: _____

Parcel number _____

Are you the owner of the property? Yes _____ No _____

If no, who is the owner? _____

What Company do you represent? _____

Address Phone No. of contact person

Concept Plan shall be submitted to City Staff seven (7) working days prior to meeting with City Staff.

Date of submittal: _____

Date for meeting with City Staff: _____

Based upon comments received by City Staff, the Preliminary Site Plan must be submitted at least thirty (30) days prior to the Planning and Zoning meeting.

Date of Preliminary Site Plan submittal: _____

Date of the Planning and Zoning Commission meeting: _____

All proposed development proposals shall conform to Section 513, Planned Area Development.

A. Purpose

As an alternative to conventional zoning and development approaches and processes, the Planned Area Development (P.A.D.) procedures and regulations are set forth to enhance the City's growth and development, public health, safety, and general welfare as Coolidge increasingly urbanizes: to encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment may extend to all citizens and residents of Coolidge; to reflect changes in the technology of land development; to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property; and to provide a compatible and stable, developed, environment in harmony with that of the surrounding area.

The P.A.D. may include any development having one or more principal use or structure on a single parcel of ground or contiguous parcels. The P.A.D. shall consist of a harmonious selection of uses and groupings of buildings, parking areas, circulation and open spaces, and shall be designed as an integrated unit, in such manner as to constitute a safe, efficient, and convenient urban area development.

B. General Requirements and Standards

1. Ownership

The tract shall be a development of land under unified control at the time of application and planned and scheduled to be developed as a whole.

2. Conformance with Comprehensive Master Plan.

The land uses and design of the proposed P.A.D. shall be consistent with the City of Coolidge Comprehensive Master Plan.

3. Uses in a P.A.D.

Any use may be allowed in a P.A.D. provided it is consistent with the Comprehensive Master Plan.

4. Residential Density in P.A.D.'s

a. Residential development in a P.A.D. may provide for a variety of housing types allowed in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of dwelling units per acre that would be permitted by the zoning regulations otherwise applicable to the site. However, the total number of dwelling units and the resulting density allowed in a P.A.D. shall be consistent with the Land Use Plan of the City's Comprehensive Master Plan.

b. In determining the reasonableness of the densities in a P.A.D., the Planning and Zoning Commission and City Council shall consider

increased efficiency in the provision of public facilities and services based, in part, upon:

- i. The location, amount and proposed use of common open space;
- ii. The location, design and type of dwelling units;
- iii. The physical characteristics of the site;
- iv. Particular distinctiveness and excellence in siting, design, and landscaping.

5. More Than One Building Per Lot

More than one building may be placed on one platted or recorded lot in any P.A.D. Areas for single family detached dwellings or other housing types providing privately owned lots must comply with the City of Coolidge Subdivision Regulations in all respects not specifically noted in this section as appropriate variances or waivers.

6. One Housing Type Not Inconsistent With Intent

A P.A.D., which only involves one housing type such as all detached or all attached units shall not be considered inconsistent with the stated purposes and objectives of this section and shall not be the sole basis for denial or approval.

7. Architectural Style, Appearance

Architectural style of buildings shall not solely be a basis for denial or approval of a plan. However, the overall appearance and compatibility of individual buildings to other site elements or to surrounding development will be primary considerations during P.A.D. review by the Planning and Zoning Commission and Council.

8. Phasing of Development

- a. Any P.A.D. plan proposed to be constructed in phases shall include full details relating thereto, and the City Council may approve or modify, where necessary, any such proposals.
- b. The phasing shall include the time for beginning and completion of each phase. Such timing may be modified by the City on the showing of good cause by the developer.
- c. The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such financial guarantees as may be determined by the City to be reasonably required to assure performance in accordance with the plan and to protect the public.

9. Street Utilities, Services and Public Facilities

The uniqueness of each proposal for a P.A.D. may allow specifications and standards for streets, utilities and services to be subject to minor modifications

of the specifications and standards established in this and other City codes governing their construction. The City may, therefore, waive or modify the specifications or standards where it is found that they are not required in the interests of the residents of the P.A.D. or the City. The plans and profiles of all streets, utilities and services shall be reviewed, modified if necessary, and approved by the City prior to the final approval of the P.A.D. All P.A.D.'s shall be served by public or community water and sewer systems.

10. Open Space Provision

At least seven percent of the total P.A.D. area shall be set aside for public and/or private open space and recreational use. The City shall determine what portion of the seven percent shall be private and what shall be public.

11. Operating and Maintenance Requirements for Planned Area Development Common Facilities

In the event that certain land areas or structures are provided within the P.A.D. for private recreational use or as service facilities, the owner of such land and buildings shall establish an arrangement to assure the City of a continued standard of maintenance. These common areas may be placed under the ownership of one of the following, depending upon which is more appropriate:

- a. Dedicated to public where a community-wide use would be anticipated.
- b. Landlord control
- c. Landowners association, provided all of the following conditions are met:
 - i. The landowners association must be established prior to any sale.
 - ii. Membership must be mandatory for each owner and any successive buyer.
 - iii. The open space restrictions must be permanent or tied to a long term agreement (e.g. 99 years).
 - iv. The association must be responsible for liability insurance and the maintenance of recreational, service, and other facilities as deemed necessary by the City.
 - v. Landowners must pay their pro rata share of the cost and the assessment levied by the association that can become a lien on the property in accordance with Arizona Statutes.
 - vi. The association must be required to adjust its assessment to meet changing needs.
 - vii. The association must be required to, at minimum, adjust its assessment on an annual basis by a percentage not less than the previous year's increase in the Consumer Price Index.

12. Landscaping

Landscaping and/or fencing shall be provided according to a plan approved by the City and shall include a detailed planting list with sizes indicated.

13. Utilities

All utilities, including electricity and telephone, shall be installed underground.

14. Additional Standards

Development within a P.A.D. shall conform to all conditions and standards agreed upon by the applicant and the City at the time of P.A.D. approval, including but not limited to:

- Building and parking setbacks
- Building separation
- Average/maximum densities
- Circulation standards (auto, bicycle, transit, and pedestrian)
- Grading and drainage

C. Property in Floodplains

Any property located in a P.A.D. Zone and any F-1 or F-2 Overlay Zone must comply with the regulations of the applicable Overlay Zone.

Preliminary Plan submittal and Final Plat submittal.

1. Submittal Requirements

Based upon comments received regarding the Concept Plan, the applicant shall prepare a Preliminary Development Plan. A Preliminary Development Plan shall be submitted at least 30 days prior to the hearing by the Planning and Zoning Commission. The following information shall be submitted to the Zoning Administrator:

- a. Legal description of property and indication of gross area.
- b. Nature of the applicant's interest in the land to be developed.
- c. A generalized location map showing surrounding land use and traffic circulation patterns.
- d. Site Conditions: An analysis of the existing site conditions which indicates at a minimum:
 - (1) Topographic contours with intervals of no more than two feet, to a distance of 100 feet beyond the property boundary.
 - (2) Location and extent of major vegetative cover (if any)

- (3) Location and extent of perennial or intermittent streams and water ponding areas.
 - (4) Existing drainage patterns.
 - (5) Other information considered relevant by the applicant or City Staff.
- e. Proposed allocations of land use expressed as a percentage of the total area, as well as in acres. Uses to be indicated include:
- (1) Arterial Streets
 - (2) Open Space (public)
 - (3) Open Space (private)
 - (4) Residential (if appropriate)
 - (5) A stratification of residential uses in terms of single family detached units, patio homes, townhouses, garden apartments, etc.
 - (6) Commercial (if appropriate)
 - (7) Industrial (if appropriate)
- f. A land use plan at a scale not smaller than one inch equals 100 feet, indicating land uses, acres and development densities of each land use and the most nearly equivalent zoning categories; all arterial and collector street circulation elements, pedestrian and/or bicycle circulation elements, exact perimeter locations of any/all arterial streets and major collector streets; open spaces; and recreational areas.
- g. Plans indicating the approximate alignment and sizing of water lines, sanitary sewers, and storm sewers (if any), as well as easements for all utilities, if necessary. Also indicated should be proposed surface drainage patterns.
- h. A Preliminary Plat of the proposed development if land subdivision is proposed.
- i. Conceptual architectural renderings indicating the elevations and exterior wall finishes of proposed buildings types.
- j. Conceptual landscaping plans, indicating landscaping theme character of the development.
- k. A traffic analysis report, if deemed necessary by the City.
- l. Phasing Plan, if development is to take more than one year.
2. Planning and Zoning Commission Review and Hearing
- a. Notice of Hearing

The Commission shall hold a Public Hearing on the Preliminary Development Plan. A notice of the time, date, place and purpose of the hearing shall be published in a newspaper of general circulation, published

or circulated within the City of Coolidge at least fifteen (15) days prior to the date of the hearing.

A similar notice shall be mailed at least fifteen (15) days before the day of the hearing to each owner of property situated wholly or partly within 300 feet of the property to which the P.A.D. relates. The Zoning Administrator shall be responsible for placing and mailing such notices. For purposes of giving mailed notice, the Zoning Administrator shall require the applicant to furnish the names and addresses of all property owners within 300 feet of the property.

b. Review

In considering applications for P.A.D. Approval, the Commission shall consider the following:

- (1) Interrelationship with the plan elements to conditions both on and off the property;
- (2) Conformance to the General Plan Guide;
- (3) The impact of the plan on the existing and anticipated traffic and parking conditions;
- (4) The adequacy of the plan with respect to land use;
- (5) Pedestrian and vehicular ingress and egress;
- (6) Architectural design;
- (7) Landscaping;
- (8) Provisions for utilities;
- (9) Site drainage;
- (10) Open space and/or public land dedications;
- (11) Grading;
- (12) Other related matters.

The Commission shall consider oral or written statements from the applicant, the public, City Staff, or its own members. It may question the applicant and approve, disapprove, or table the Preliminary Development Plan. The application may not be tabled for more than two regular meetings of the Commission.

If the Commission shall determine by motion that the proposed Preliminary Development Plan will not be detrimental to the health, safety, or welfare of the community, will not cause traffic congestion or depreciate surrounding property values and, at the same time, is in harmony with the purposes and intent of this Code, the plan for the area, and the Comprehensive Master Plan, the Commission may recommend granting Preliminary Development Plan Approval, along with necessary

conditions and safeguards, including provisions, as applicable, for public land dedications.

The Zoning Administrator shall notify the City Council, in writing, of its recommendation.

3. City Council Consideration and Hearing

a. Consideration and Hearing

The City Council, after receipt of the report and recommendation of the Planning and Zoning Commission, may consider the P.A.D. request. If requested in writing by any member of the public or the City Council, the Council shall hold a public hearing on the request. A notice of the time, date, place and purpose of the hearing shall be published in the official newspaper of the City of Coolidge at least fifteen (15) days prior to the date of hearing.

A Preliminary Development Plan, which has been recommended for denial by the Commission, shall not be reviewed by the Council except upon written request by the applicant and shall require a public hearing.

b. Review and Approval

In its deliberations on the Preliminary Development Plan, the Council shall consider oral or written statements from the applicant, City Staff, the public, and its own members. The Council's review shall encompass the same spectrum of considerations as did the Commission's. The City Council may approve the Preliminary Development Plan, deny the request, or table the request. The application may not be tabled for more than two meetings in succession.

Conditions may be applied to the approval and/or periodic review of the approval may be required. Approvals, if granted, shall be for a particular development, not for a particular applicant.

c. Public Protests Against P.A.D.

If there is written protest against the Preliminary Development Plan signed by the owners of twenty (20) percent or more of the property within 150 feet of the proposed P.A.D., the Preliminary Development Plan shall not be approved except upon the affirmative vote of three-fourths (3/4) of all members of the City Council. If the above protest requirements are not met, approval may be by majority vote of the membership of the City Council.

d. Duration of P.A.D. Zoning

Approval of a P.A.D. rezoning request shall be conditioned upon the start of construction beginning within one year of the date of approval action taken by the City Council. If, at the expiration of this period, the start of construction has not begun, the property shall revert to its former zoning classification without Council or Commission action.

In the case of a proposed phased development, start of construction for the first phase must commence within one year, with the remaining phases commencing according to the approved phasing plan.

The City may authorize extensions when deemed necessary.

Final Development Plan

1. Approval

Final P.A.D. Development Plan Approval and the issuance of a Development Permit for any portion of a P.A.D. shall occur only when:

- a. A reproducible copy of the approved Preliminary Development Plan with appropriate signatures.
- b. The design and construction specifications for all utilities, property and street improvements have been approved by the City Engineer.
- c. A site plan, subject to the requirements of Section 704, page 178 of this Code, for the specific portion of the P.A.D. in question has been submitted and has been approved by the Planning and Zoning Commission, as in conformance with the Preliminary Development Plan. (Upon approval of the site plan, a reproducible copy shall be submitted.)
- e. Architectural elevations of the buildings, with materials lists, are submitted and approved by the Planning and Zoning Commission.
- f. A landscaping plan is submitted and approved by the Planning and Zoning Commission.
- g. A performance bond, cash escrow agreement, or other acceptable instrument has been deposited with the City in an amount as set by the City Council based upon the City Engineer's recommendation. This financial guarantee shall be used to ensure the full completion, as specified, of:
 - a. public and private streets and utilities
 - b. landscaping, and
 - c. publicly and privately owned and maintained recreational facilities.
- h. Any land dedication agreements made as part of the Preliminary Development Plan approval are fulfilled.

2. Platting Requirements

All applicants for a Planned Area Development permit shall be required to file with Pinal County a final plat of said Planned Area Development complying with all of the requirements of the Subdivision Regulations of the City of Coolidge except to the extent that the Council may give specific permission to the effect that specific portions of the City of Coolidge Subdivision Regulations need not be complied with. Such required plats shall contain on their face a cross-reference to the P.A.D. Development Plan.

Method of Withdrawing an Application for P.A.D. Approval

Any application for a Planned Area Development Permit may be withdrawn by the applicant at any time prior to filing the Final Plat upon written notification to the Zoning Administrator and/or City Clerk. The P.A.D. shall be null and void upon receipt of such notice by the City.

Amendments to P.A.D. Approval

1. Minor Changes

Minor changes in the location and placement of buildings may be authorized by the Zoning Administrator and City Engineer where unforeseen circumstances such as an engineering requirement, dictate such change. When in question, the Zoning Administrator and the City Engineer may determine whether the changes shall be classified as a minor or major, or may refer the question to the Planning and Zoning Commission, if they deem it necessary.

2. Major Changes

Major changes, such as alterations in structural types, in the shapes and arrangements of lots and blocks, in the allocation of open space or other land uses which increase density and/or intensity of the project, and all other changes which significantly affect the overall design or intent of the project shall be referred to the Planning and Zoning Commission, after which the Commission shall consider and shall either approve or deny, the changes in the Final Development Plan. If such changes are authorized, the developer shall submit a revised plan showing the authorized changes. Requirements of Sections 708 D. and 708 E., above, shall apply to requests for major changes.

Any amendments to a P.A.D. that has been approved will require that the changes be presented to the Planning and Zoning Commission for approval or denial of the Final Development Plan. If such changes are authorized, the developer shall submit a revised plan showing the authorized changes. The requirements for a Preliminary or a Final Site Plan must be adhered to the following approval.

I have met with City Staff and have read the instruction as written on the application. Furthermore, I realize that if I am acting on behalf of the landowner, his or her signature must be affixed to the application.

Petitioner

Property Owner (if other than petitioner)

Date

Date

OFFICE USE ONLY

*******Staff use only, please do not write in this area*******

Fee paid _____ Check no. _____

Date submitted to staff _____ Received by _____

Planning and Zoning Commission

P.A.D. Approval _____ Denied _____ Date _____

Mayor and Common Council

P.A.D. Approval _____ Denied _____ Date _____

Any stipulations to the approval: yes _____ no _____

If yes, attach a copy of the minutes.