



44-600 Village Court, Suite 100
Palm Desert, CA 92260
760.346.4750 Tel
760.340.0089 Fax

Project Justification Statement

Calhoun Street Housing Development – Planned Unit Development (PUD)

a. How the proposed development is superior to what is permitted by the underlying zone;

The underlying General Neighborhood (G-N) zoning designation allows for medium- to high-density residential development. If developed conventionally under base zoning, the site could result in a standard tract subdivision without coordinated open space, setbacks, sidewalks, amenities, or enhanced public improvements.

The PUD provides a superior outcome by:

- Delivering a 3.13-acre public park with active and passive recreational amenities connected to the residential community with private access while maintaining good public access and visibility.
- Establishing enhanced perimeter setbacks (26 feet along Calhoun Street and Avenue 49) with 6ft wide sidewalks, landscaped parkways, and decorative entry treatments, creating a stronger neighborhood edge and higher quality streetscape.
- Designing a walkable internal circulation system with sidewalks that connect directly to Avenue 49 and Calhoun Street, with multiple egress and ingress for pedestrians and bicyclists.
- Providing flexible lot standards that allow for attainable housing while maintaining potential for high-quality architecture, landscaping, and open space.

b. How the proposed project conforms to Chapter 17.38 – Planned Unit Developments

The project satisfies the intent of Chapter 17.38 by:

- Establishing custom development standards and design guidelines tailored to the site while remaining consistent with the General Plan.
- Demonstrating superior site design and amenities compared to the base zone, including coordinated landscaping, open space, and pedestrian circulation improvements.
- Providing defined public benefits as required by Section 17.38.035, including on-site public amenities, off-site infrastructure improvements, and contributions to community livability.
- Utilizing the PUD process to achieve flexibility in lot size and setbacks while ensuring compatibility with adjacent neighborhoods through perimeter landscaping, walls, and architectural review.
- Use of Street trees will not be used between sidewalk and street curb to prevent damage to underground utilities. The applicant will place extra canopy trees elsewhere along the street line to provide maximum shade.
- One of the advantages of this project to the City and the future residents is the open space that is built into the project. There will be a major open space on the southeast corner of the site which will provide shade and turf area for people to rest and recreate. This is more than what most provide.
- Building massing, architectural theming, and signage will be deferred to a future builder to allow project branding that reflects current market trends and buyer preferences. The PUD establishes overarching architectural guidelines to ensure compatibility with the surrounding area and

provides a flexible material palette for perimeter walls and residential architecture, maintaining consistency in community character while allowing appropriate design flexibility.

- Section 17.38.030 – Design Guidelines of the Coachella Municipal Code requires streets to include a landscaped parkway with street trees located between the sidewalk and the street curb. While interior streets comply with this standard, the project proposes that perimeter street trees be located between the perimeter sidewalk and the perimeter CMU wall. This placement is necessary for two key reasons: (1) the root systems of large street trees would conflict with IID underground utilities located within the traditional landscape parkway between the sidewalk and curb, and (2) positioning street trees west and south of the sidewalk will provide significantly improved pedestrian shading due to the solar path and angle throughout the day.
- Subdivision signage and entry monument design will be coordinated with the future architectural theming of the development. As the final architectural character has not yet been determined, specific sign designs will be required of the project's Conditions of Approval. A detailed sign and monument plan shall be submitted to the Development Services Director, and final design approval shall be required prior to installation.

c. Exceptions to the underlying zoning regulations being requested and why they are necessary;

The PUD seeks modest exceptions from the G-N standards to allow for a more efficient and attainable neighborhood design. These include:

- Minimum lot size: 3,400 sq. ft. (vs. 4,000 sq. ft. required).
- Lot depth: 85 ft. (vs. 90 ft. required).
- Side yard setback: 5 ft. (vs. 10 ft. required).
- Rear yard setback: 15 ft. (vs. 20 ft. required).

These adjustments are necessary in the PUD to:

- Provide a broad range of housing types on smaller lots, consistent with General Plan goals of supporting attainable and diverse housing opportunities.
- Achieve a more efficient subdivision layout while preserving required parking, private yard space, and open space.
- Enable the project to contribute additional land and resources toward public benefits (park, landscaping, street and infrastructure improvements).

d. Public benefit provided that justifies exceptions to underlying zoning standards;

The project provides multiple, tangible public benefits that offset the requested zoning exceptions:

1. Public Park (3.13 acres) – A centrally located, fully accessible public park with tot lot, basketball court, shade structures, bike racks, seating areas, lighting, and both active and passive recreation areas. This park will serve not only future residents but the surrounding community as well.
2. Calhoun Street Improvements (1,300 linear feet) – Half-street improvements including new pavement, curb, gutter, undergrounding of existing overhead utilities, new streetlights, and a 26-foot landscaped setback with 6-foot sidewalks and landscaped parkway.
3. Avenue 49 Improvements (1,300 linear feet) – Full-street improvements along a currently undeveloped roadway, including curb, gutter, sidewalks, and landscaping on both sides. These

improvements complete a critical east-west corridor and create long-term circulation benefits for the community.

4. Stormwater Infrastructure – Construction of an above-ground retention basin along Avenue 49 to capture and retain 100% of off-site stormwater flows, providing a local benefit that supports future growth beyond the project site.
5. Enhanced Streetscape and Entry Design – Decorative pavers, stamped concrete, wide landscaped setbacks, and coordinated public park, wall, and fencing treatments that elevate the overall character of the project and surrounding area.

Collectively, the public park, major infrastructure improvements, off-site stormwater facilities, and enhanced landscaping exceed the baseline requirements. These improvements represent substantial public benefits that justify the requested deviations from the base zoning and demonstrate compliance with the purpose and intent of the City's Planned Unit Development ordinance.