

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: December 16, 2025

TO: City Council

FROM: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion to Consider an Ordinance Amending Chapter 15, "Zoning," Section 15.02.327, "PD", Planned Development District (1st Read was Held on 10-21-2025)

PURPOSE

The purpose of this item is to consider approval of an Ordinance amending Chapter 15 Zoning, specifically to add measurable criteria for approval.

After approval by the Planning and Zoning Commission on August 5, 2025, the City Council voted to amend Chapter 15 – Zoning Sustainability and Commercial/Industrial Overlay districts with the caveat that the staff bring back portions of the ordinance that the council would like to amend.

On September 2, 2025, the City Council asked the City Manager to make a comparison of other cities to see how their ordinances compared and draft an ordinance that has more measurable criteria for approving a Planned Development District.

On October 21, 2025, the City Council provided more feedback to the City Manager. The City Manager is to compile the information and to bring it back to the City Council.

On December 2, 2025, the City Manager presented the compiled information, and the City Council provided more feedback. Finalizing the following criteria:

Criteria for Approval. Applicant must receive a minimum of 93points from the planning and zoning Administrator or designee prior to Planning and City Council consideration. No partial points will be given. If at any point in the process the plan changes, lowering the points below 93. The application will be withdrawn until the applicant's project is amended to meet the minimum of 93 points.

1. Open Space & Environment (Max 35 pts)

- 15% of gross site area as usable green space – 10pts
- 20% of gross site area as usable green space – 15 pts
- Trail system connecting to citywide network – 5 pts
- Preserve all heritage trees – 15 pts

2. Community Benefit (Max 55 pts)

- No Variance request for the underlying zoning district – 25 pts
- Public Improvement of a public street, drainage, or utility – 25 pts

5% of residential units at ≤80% Median Income – 5 pts
5 % of gross area has a public space, museum, garden, Public Art, public plaza etc.
– 5 pts

3. Mobility & Connectivity (Max 30 pts)

Sidewalks on 100% of frontage and internal streets – 10 pts
Bicycle Parking: ≥ 1 rack per 10 vehicle spaces – 5 pts
Provide a minimum of 3 additional ADA enhancements over the federal minimum – 5 pts
5% of Parking spaces be EV charging stations – 5 pts
One additional access point outside of the minimum code requirements or no public block longer than 400 ft, encouraging walkability) – 5 pts

4. Urban Design and Quality (20 pts)

Mixed-use integration (at least 2 distinct uses, neither < 25%) – 10 pts
Vertical Mixed-use (residential above retail/office space) 5 pts
Material variety: At least 3 high-quality exterior materials (brick, stone, glass, stucco, fiber cement, etc.) on each building - 5 pts

5. Sustainability (20 pts)

Green building certification (LEED Silver or equivalent) – 5 pts
Stormwater features beyond minimum (rain gardens, bioswales) – 10 pts
Screening of Service/ Loading area with enhanced landscaping or Façade articulation:
No blank wall longer than 30 feet – 5 pts

The City Manager incorporated other suggested changes from the City Council and is proposing additional changes to the body of the ordinance, as illustrated in Exhibit A. Exhibit A is attached with track changes and without.

FISCAL IMPACT:

NA

RECOMMENDATION

City Council's Discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Saundra Passailaigue
City Secretary