

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: October 21, 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 as Required by City Charter)

PURPOSE

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.

The purpose of this item is to consider approval of an Ordinance amending Chapter 15 Zoning, specifically to add measurable criteria for approval. Other changes are included in Exhibit A.

Criteria for Approval. Applicant must receive a minimum of 70 points 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 70. The application will be withdrawn until the applicant’s project is amended to meet the minimum of 70 points.

1. Open Space & Environment (Max 30 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 – 10 pts

Preserve all heritage trees – 5 pts

2. Community Benefit (Max 50 pts)

No Variance request for the underlying zoning district – 20 pts

Public Improvement of a public street, drainage, or utility – 20 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 25 pts)

Sidewalks on 100% of frontage and internal streets – 5 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 Sliver or equivalent) – 10pts
Stormwater features beyond minimum (rain gardens, bio swales) – 5 pts
Screening of Service/ Loading area with enhanced landscaping or Façade articulation:
No blank wall longer than 30 feet – 5 pts

FISCAL IMPACT:

NA

RECOMMENDATION

City Council's Discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Saundra Passailaigue
City Secretary