

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: December 02, 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

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 The application will be withdrawn until the applicant's project is amended to meet the minimum of 70 points.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 Silver 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

On October 21, 2025, the council decided to review the suggested changes and submit them to the City Manager.

Once the criteria points are finalized, the City Manager will bring back additional changes to the ordinance based on the points.

Category	Criteria	Staff	Mursch	Campos	Mayor
Open Space & Environment	15% of gross site area as usable green space	10	10	10	10
	20% of gross site area as usable green space	15	15	15	10
	Trail system connecting to citywide network	10	10	5	5
	Preserve all heritage trees	5	15	10	15
Community Benefit	No variance request for underlying zoning district	20	20 (-5)	25	25
	Public improvement of a public street, drainage, or utility	20	20	20	15
	5% of residential units at ≤80% Median Income	5	5	3	5
	5% of gross area as public space (museum, garden, public art, plaza, etc.)	5	5	2	5
Mobility & Connectivity	Sidewalks on 100% of frontage & internal streets	5	5	10	5
	Bicycle parking: ≥1 rack per 10 vehicle spaces	5	5	4	5
	≥3 ADA enhancements beyond federal minimum	5	5	5	5
	5% of parking spaces with EV charging	5	5	2	5
	One additional access point OR no public block >400 ft	5	5	5	5
Urban Design & Quality	Mixed-use integration (≥2 uses; neither <25%)	10	10	10	10
	Vertical mixed-use (residential above retail/office)	5	5	5	5
	Material variety: ≥3 high-quality exterior materials per building	5	5	5	5
Sustainability	Green building certification (LEED Silver or equivalent)	10	10	5	5
	Stormwater features beyond minimum (rain gardens, bioswales)	5	5	10	10
	Screening/loading area or façade articulation (no blank wall >30 ft)	5	5	5	5

FISCAL IMPACT:

NA

RECOMMENDATION

City Council's Discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Saundra Passailaigue
City Secretary