

3.7.3. - Standards Applied to all Planned Development Districts

- B. Statement of Intent and Development Standards** The statement of intent and development standards document shall incorporate by reference or include, but not be limited to:
1. A written statement of intent for the development, including a description of planning objectives and overall vision for the development at build-out;
 2. A listing of all permitted uses;
 3. Residential and non-residential dimensional standards, which include at a minimum, lot area, lot width, setbacks, building height, and setbacks from adjoining residential development or residential zoning districts;
 4. For the entire PD district and each development area, the acreage, types, and mix of land uses, number of residential units (by use type), non-residential acreage (by use type), residential development density, and non-residential intensity standards;
 5. Identification of all areas where a modification from the required development standards or use standards is proposed, description of the proposed modification, and explanation of why it is needed;
 6. The master plan map and specific development standards related to its approval, including any standards related to the form and design of development shown on the master plan map;
 7. Provisions addressing how transportation, potable water, sanitary sewer, stormwater management and other infrastructure will be provided to accommodate the proposed development;
 8. Provisions related to environmental protection and monitoring;
 9. Sign standards for the different use types within the development along with unifying features such as type, illumination, materials, and color schemes;
 10. A phasing narrative, including how residential and non-residential development will be timed, how infrastructure, transportation improvements, and open space will be timed, and how the development will be coordinated with any planned City capital improvements; and
 4011. Any other provisions the City Council determines are relevant and necessary to the development of the PD in accordance with applicable standards and regulations.
- I. Signs**
1. All signs in any PD district shall meet the requirements of Section 5.7, Signage~~Signs~~, except as otherwise provided in this subsection.
 2. A common sign plan shall be approved as a part of the respective land development review procedure (site plan, group development, or preliminary subdivision plan) approval and prior to the issuance of any building permit(s), in accordance with Section 5.7.15., Common Sign Plan. A common signage plan, prepared in accordance with Section 5.7.12, Common Signage Plan, and the Development Guide shall be submitted and approved by the Planning and Development Director prior to issuance of the first building permit within the planned development.
 3. In preparing the common sign~~age~~ plan, sign specifications shall be as restrictive or more restrictive than the regulations of Table 3.7.3.I, Planned Development Sign~~age~~ Standards.

TABLE 3.7.3.I: PLANNED DEVELOPMENT SIGN~~AGE~~ STANDARDS

PREDOMINANT USE TYPE	SIGNAGE STANDARDS NO LESS RESTRICTIVE THAN THOSE IN:
<u>Agricultural and Residential</u> (other than live/work)	RM-16 <u>Residential</u> districts
Live/Work	TO district
Office <u>Institutional</u>	OI district
Commercial	RC-LB district
Industrial	I <u>EC</u> district

4. Within a PD district, ~~Table 5.7.8.B, Requirements For A Sign Not Requiring A Sign Permit, shall be interpreted to mean "use" where the word "district" is noted.~~
5. ~~Directional signs pointing the way to specific named sections of a planned development may be permitted along interior streets, provided:~~
 - (a) ~~Signs shall be not more than 12 square feet in area and 6 feet in height;~~
 - (b) ~~The number of signs and their location shall be shown and approved with the PD common signage plan; and~~
 - (c) ~~Illumination shall be by indirect methods only.~~
6. ~~All indirect external lighting of signs shall be concealed from view and oriented away from adjacent properties and roadways.~~