
DEVELOPMENT APPLICATION REVIEW CRITERIA PLANNED PROVISIONAL OVERLAY/CR

7.3.507: P - PLANNED PROVISIONAL OVERLAY/CR - CONDITIONS OF RECORD:

A. Purpose And Description: The planned provisional overlay or conditions of record are to be used to establish special procedures or development standards when the base zone district will not adequately address unique situations or anticipated relationship problems with an existing developed area. This overlay district may be used with any zone district listed in this section in both newly developing areas as well as older, redeveloping areas of the City when necessary to meet one of the criteria listed below. All conditions designated by the City Council shall be made a part of the approved ordinance. To establish a P (planned provisional overlay) or CR - conditions of record with a base zone, at least one of the following criteria must be met:

1. The base zone is not adequate in the particular situation to protect the surrounding developed area;
2. Additional improvements are needed to provide a better transition between different categories of uses.

B. Conditions May Be Established: Conditions of records or provisions may be requested by an applicant or imposed by the Planning Commission or City Council. The following is a list of examples only and should not be interpreted as an all inclusive list:

1. Eliminate permitted uses within the base zone. This may not be done without the knowledge of the property owner;
2. Increase the amount and/or designate the materials and design of fencing;
3. Increase required setbacks, parking, or landscaping;
4. Decrease the amount and/or designate the materials and design of signs; and
5. Lessen minimum requirements of the base zone. These shall be limited to the following:
 - a. Front, rear, and/or side yard setbacks may be reduced up to ten percent (10%);
 - b. Lot coverage may be increased up to five percent (5%); and
 - c. Parking requirements may be reduced up to ten percent (10%).