

**CITY OF KLAMATH FALLS
PLANNING COMMISSION**

**Staff Report
2-Z-11**

March 14, 2011

I. TITLE

Request to revise the Development Standards and the Diagrammatic Plan for the Campus Planned Unit Development (PUD) through the Zone Change process.

II. SUMMARY AND BACKGROUND

The City of Klamath Falls proposes to revise the Development Standards and the Diagrammatic Plan for the Campus Planned Unit Development (PUD). The proposed changes are intended to clarify which uses are allowed in each of the districts within the PUD, make the standards easier to understand and apply, make the development process within the PUD simpler and to modernize certain aspects of the standards. The proposed changes include: adding a list of permitted uses for the Apartment district, reordering the zoning districts, reducing required setback distances, changing the sign requirements to eliminate conflict with Community Development Ordinance (CDO) requirements, and changing the process for development (in most cases) from a Conditional Use Permit to a Design Review. The proposed changes are being initiated by the City to address concerns that have been raised by a number of property owners within the PUD.

Referring Agency Comments:

Engineering: “At this time there are no proposed changes to any existing City water or sewer services to the properties shown per this application request. A traffic analysis/study would not benefit the City at this time since defined development is not being proposed in this existing PUD area. As future development occurs, the City Engineering office will request water and sewer data connection reports for serviceability, along with traffic studies. From a public works position we have no concerns at this time.”

County Building: “No comment.”

USBR: “In response to the City of Klamath Falls Planning Departments administrative review request for the subject applicant’s proposal to revise the Development Standards and the Diagrammatic Plan for the Campus Planned Unit Development, the Bureau of Reclamation has no comments and/or concerns at this time. There are no Reclamation facilities adjacent or in the vicinity of the proposed construction site.”

KCFD No. 1: “No comments.”

The following agencies did not respond to this proposal:

Avista Utilities

Charter Communications

Pacific Power and Light

III. RELEVANT REVIEW CRITERIA

11.415 Required Findings. Prior to making a recommendation on the proposed change of zone, the Commission shall analyze the following criteria and incorporate such analysis in their decision:

A. Criterion The change of zone is in conformance with the Comprehensive Plan and all other provisions of Chapters 10 to 14 and any applicable street plans.

Staff Response: The following Comprehensive Plan Policies relate to the proposed zone change:

Policy 89: In an effort to lessen the energy expenditures for service provision, the utilization of the maximum usable building area on each lot will be encouraged, thereby resulting in an energy-efficient building configuration with minimum street frontage.

Policy 97: The interrelationship of transportation, job sites, shopping sites, recreation, open space and scenery, education, and similar activities will be emphasized to provide maximum and efficient use of public facilities and services.

Policy 222: Land development will be in a systematic manner which contributes to the efficient use of public facilities, quality of the project, and livability of the community as a whole.

Policy 223: Standards for urbanization will encourage flexibility and innovation in development, permitting mixtures of land uses and intensities which contribute to the quality of the community.

Policy 244: In-filling of developable lands will be encouraged to minimize sprawl and take advantage of existing facilities and services.

Policy 248: The existing imbalance of predominate southern and eastern urbanization, with its adverse effects on facilities and services, transportation, and energy consumption, will be corrected by promotion of urbanization to the north and west, thereby establishing geographically a “balanced” urban form.

Policy 254: Allow growth to occur as naturally as possible without undue restrictions, or conversely, aggressive promotion.

Policy 259: Public and private actions will result in a net benefit for existing City residents and will contribute to the improvement of the local economy.

The proposed changes to the Campus PUD Development Standards and Diagrammatic Plan are intended to clarify which uses are allowed in each of the districts within the PUD, make the standards easier to understand and apply, make the development process within the PUD simpler and to modernize certain aspects of the standards. The proposed changes include: adding a list of permitted uses for the Apartment district, reordering the zoning districts, reducing required setback distances, changing the sign requirements to eliminate conflict with Community Development Ordinance (CDO) requirements, and changing the process for development (in most cases) from a Conditional Use Permit to a Design Review. The

proposed changes are being initiated by the City to address concerns that have been raised by a number of property owners within the PUD. These changes are expected to make the development process for properties within the Campus PUD less complicated thereby encouraging additional development within the PUD.

Proposed Finding: The change of zone is in conformance with the Comprehensive plan and all other provisions of Chapters 10 to 14 and any applicable street plans. **This criterion is met.**

B. Criterion The property affected by the change of zone is adequate in size and shape to facilitate those uses that are normally allowed in conjunction with such zoning.

Staff Response: The proposed changes to the Campus PUD Development Standards and Diagrammatic Plan are intended to clarify which uses are allowed in each of the districts within the PUD, make the standards easier to understand and apply, make the development process within the PUD simpler and to modernize certain aspects of the standards. The proposed changes will not change the uses allowed in each of the zoning districts and in most cases the proposed changes will not alter the look of development within the PUD. One of the proposed changes will reduce the required setback distances from 30 feet for street frontages, 20 feet for rear and side yards, and 30 feet from existing structures to 20 feet for street frontages, 10 feet for rear and side yards, and 0 feet from existing structures. The reduction in required setback distances has been proposed in response to numerous requests from property owners to vary setback requirements during development. In the past years the Planning Division has approved several variances for reduced setbacks. These variances have generally met little or no opposition from owners in the PUD.

Proposed Finding: The property affected by the change of zone is adequate in size and shape to facilitate the uses normally allowed in conjunction with the proposed zoning. **This criterion is met.**

C. Criterion The property affected by the proposed change of zone is properly related to streets to adequately serve the type of traffic generated by such uses that may be permitted therein.

Staff Response: The proposed changes to the Campus PUD Development Standards and Diagrammatic Plan are intended to clarify which uses are allowed in each of the districts within the PUD, make the standards easier to understand and apply, make the development process within the PUD simpler and to modernize certain aspects of the standards. The proposed changes will not change the uses allowed in each of the zoning districts and should not have an effect of the existing street system. When specific development proposals are submitted additional traffic information will be required.

Proposed Finding: The property affected by the proposed zone change appears to be properly related to streets to adequately serve the type of traffic generated by the uses permitted in the Campus PUD; however, when specific development proposals are submitted further traffic information will be required. **This criterion is met.**

D. Criterion The proposed change of zone will have no adverse effect on abutting property or the permitted uses thereof.

Staff Response: The proposed changes to the Campus PUD Development Standards and Diagrammatic Plan are intended to clarify which uses are allowed in each of the districts within the PUD, make the standards easier to understand and apply, make the development process within the PUD simpler and to modernize certain aspects of the standards. The proposed changes include: adding a list of permitted uses for the Apartment district, reordering the zoning districts, reducing required setback distances, changing the sign requirements to eliminate conflict with CDO requirements, and changing the process for development (in most cases) from a Conditional Use Permit to a Design Review. The proposed changes are being initiated by the City to address concerns that have been raised by a number of property owners within the PUD. These changes are expected to make the development process for properties within the Campus PUD less complicated. These changes will have no adverse effect on abutting property or the permitted uses thereof.

Proposed Finding: The proposed change of zone will have no adverse effect on abutting property or the permitted uses thereof. **This criterion is met.**

IV. REQUESTED MOTIONS/ACTIONS

- Hold a public hearing and take testimony
- Motion to Accept the Proposed Findings as stated in the Staff Report
- Motion to recommend approval of the revised Development Standards for the Campus Planned Unit Development zone change to City Council based on the proposed findings.

V. DOCUMENTS ATTACHED

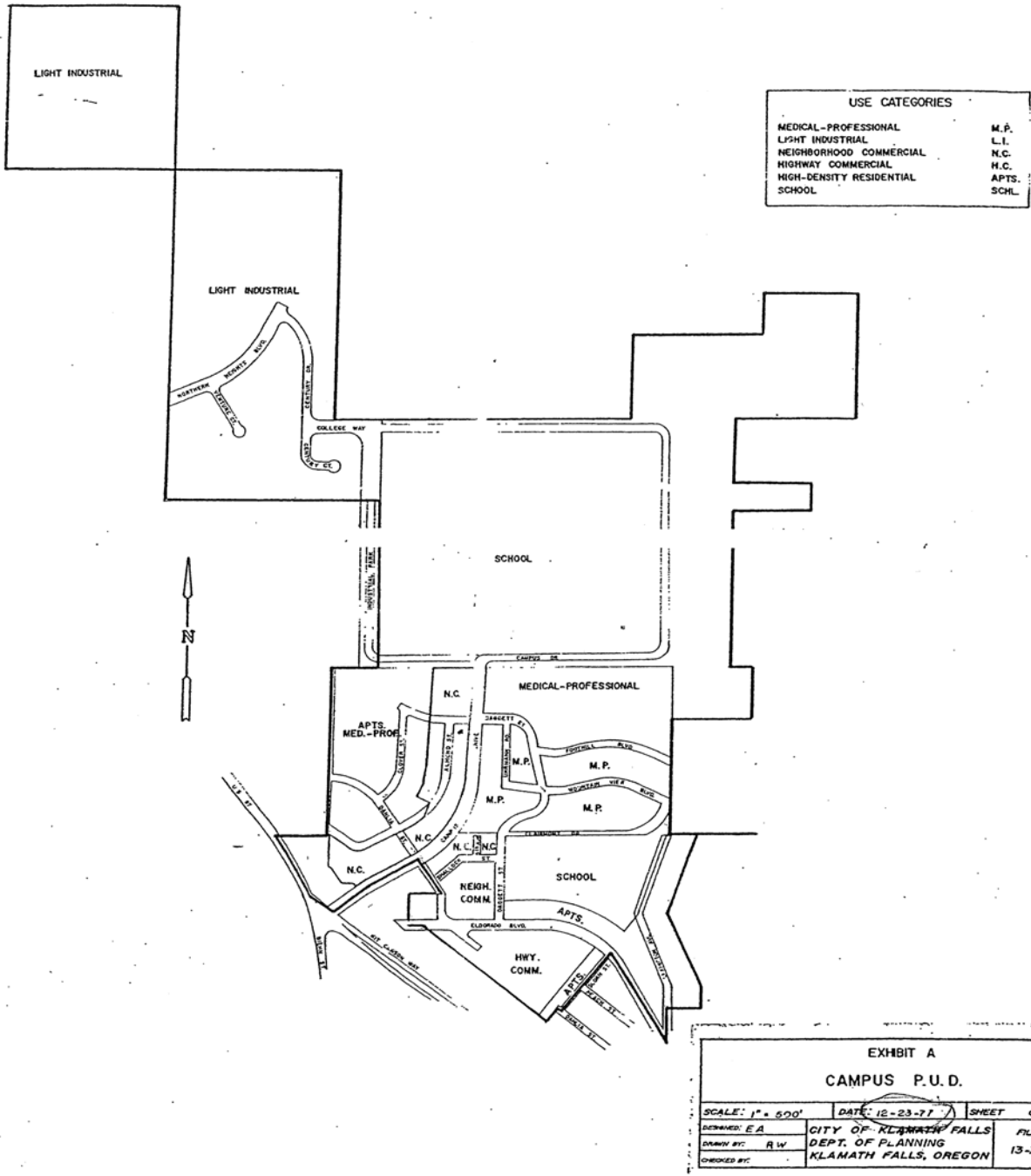
- Existing Diagrammatic Plan
- Existing Development Standards
- Proposed Diagrammatic Plan
- Development Standards Mark-up with Proposed Changes

VI. PUBLIC NOTICE

Notice of this public hearing was mailed to all properties within the Campus Planned Unit Development and adjacent property owners within 500' of the property in question on January 12, 2011 and published in the Herald and News on February 20, 2011. No comments were received.

Joe Slaughter,
Associate Planner

Existing Diagrammatic Plan



Existing Development Standards

DEVELOPMENT STANDARDS

CAMPUS PLANNED UNIT DEVELOPMENT

1. **PURPOSE:** The purpose of the Campus PUD is to provide superior environmental controls for the community's unique complex of educational and medical assets. It is intended to allow for a diversity of complimentary uses, in a manner which is in keeping with the professional qualities of education and medicine. These objectives will be achieved in accordance with this text and the PUD diagrammatic plan marked Exhibit A.
2. **PERMITTED USES:** Uses conditionally permitted within the Campus PUD are grouped under the following categories and shall be located in conformance with the PUD diagrammatic plan marked Exhibit A.

NEIGHBORHOOD COMMERCIAL

Any Medical-Professional Use
Art Shop and Studio
Bakery
Bank & Loan
Barber & Beauty Shop
Book Store
Business Machine Sales
Clothing Store
Confectionery
Delicatessen
Drug & Variety Store
Dry Cleaning (pick up only)
Duplicating Service
Florist
Grocery
Insurance
Jewelry & Repair
Laundry (self service)
Medical Equipment
Multiple Family Dwelling
Real Estate Sales
Private Athletic
Restaurant
Scientific Instruments
Service Station
Stationery Supplies
Tailor
Theater
Travel Agency

MEDICAL PROFESSIONAL

Architect
Accountant
Chiropractor
Convalescent Facility
Doctor
Dentist
Engineer & Surveyor
Heliport
Hospital
Lawyer
Medical Laboratory
Medical School
Medical Therapist
Optometrist
Pharmacy (prescription only)
Utility Substation

LIGHT INDUSTRIAL

Limited Manufacturing & Related Recreation,
Storage
Research & Development Units
Headquarter Offices of Companies
Administrative/Professional Office
Warehouse & Transfer Units
Incubator Buildings
*Retail Commercial or Commercial Services

*Provided it is secondary to a Light Industrial Use as amended by Ordinance #6538

HIGHWAY COMMERCIAL

Cocktail Lounge
Meeting & Banquet Facilities
Motel
Restaurant
Specialty Shops (accessory only to above uses)

SCHOOL

College, including Student Convention
Housing
Elementary School
Junior or Senior High School
University

3. **BUILDING SIZE:** Structures shall be related harmoniously to the terrain and to existing buildings in the PUD. Specific size requirements shall include the following:

DEVELOPMENT STANDARDS
CAMPUS PLANNED UNIT DEVELOPMENT

- a. Neighborhood Commercial: No single use shall be allowed to occupy more than 10,000 square feet of building area, including storage and mechanical space.
- b. High Density Residential: Each multiple family dwelling unit shall have a minimum of 750 square feet of floor area. No more than 40 multiple dwelling units shall be allowed in one single structure.

4. **LOT COVERAGE**: Buildings shall not occupy more than the following per centums of lot areas in the following use categories:

- a. Neighborhood Commercial: 70%
- b. Medical-Professional: 60%
- c. Highway Commercial: 70%
- d. High Density Residential: 50%
- e. Schools: 50%

5. **BUILDING HEIGHT**: Buildings shall not exceed the following heights in the following use categories:

- a. Neighborhood Commercial: 30 feet
- b. Medical-Professional (office use only): 30 feet
- c. Highway Commercial: 30 feet
- d. High Density Residential: 30 feet

Notwithstanding the above dimensional requirements, no structure or use shall encroach upon or restrict an adjacent structure's or use's access to incident solar energy.

6. **BUILDING SETBACKS**: All structures in all use categories shall be set back from property lines the following minimum distances (12/7/81, Ordinance #6367):

- a. Street Frontages: 30 feet
- b. Sides & Rear: 20 feet

In addition, any new structure shall be set back at least 30 feet from any existing structure. Notwithstanding the above dimensional requirements, no structure or use shall encroach upon or restrict an adjacent structure's or use's access to incident solar energy.

7. **OFF STREET PARKING**: All uses shall provide off street parking in accordance with the requirements of Chapter 14 of the Community Development Ordinance (CDO). All off street parking areas shall be adequately lighted. Diagrammatic lighting plans shall be submitted with all permit applications.

[Amended by Ordinance 97-9, enacted April 21, 1997]

8. **PARKING LOT INGRESS & EGRESS**: Access to parking lots shall be limited to curb cuts no wider than 25 feet. Curb cuts shall be no closer to street intersections than 50 feet. Parking lots shall have no more than one curb cut per each side of street frontage. Driving aisles within parking lots shall be a minimum of 25 feet wide.

9. **PEDESTRIAN CIRCULATION**: All uses shall provide adequate pedestrian walkways in order to afford convenient and safe pedestrian circulation. Sidewalks shall be constructed adjacent to all streets and shall be constructed within properties as deemed necessary by the City reviewing authority.

[Amended by Ordinance 97-9, enacted April 21, 1997]

DEVELOPMENT STANDARDS
CAMPUS PLANNED UNIT DEVELOPMENT

10. **SIGNS:** The size, location, design, lighting and material of all exterior signs and outdoor advertising structures shall not detract from proposed or existing buildings. Diagrammatic sign plans shall be submitted with all permit applications. Specifically, the following requirements shall apply within the PUD:
- a. No exterior sign board larger than 100 square feet shall be permitted for any single use or business.
 - b. Each single use or business shall be permitted a maximum of three exterior signs, only one of which may exceed 75 square feet in sign board size.
 - c. No signs, whether exterior or interior, shall contain moving parts or flashing lights, except for electronic time and temperature signs.
 - d. No exterior signs of any type, shall be mounted on roof surfaces.
 - e. No free standing exterior sign shall exceed 20 feet in height, as measured from finished grade to the highest structural component of the sign.
 - f. No signs of any type shall be erected on any property other than the parcel on which the advertised use is located.
 - g. In the event more restrictive sign requirements are imposed in Chapter 14 of the CDO, such CDO requirements shall be applied in the Campus PUD.

[Amended by Ordinance 97-9, enacted April 21, 1997]

11. **LANDFORM & LANDSCAPING:** The land shall be preserved in its natural form, insofar as practicable, by minimizing soil removal and any grade changes shall be in keeping with the general appearance of neighboring properties. No soil excavations or fill of any type shall be permitted without approval of the City reviewing authority. All property areas remaining unbuilt upon, after construction of a permitted use, shall within six months from the date of occupancy of said constructed use, be landscaped in an adequate and thorough manner; including, but not limited to, evergreen ground cover, evergreen shrubbery and evergreen trees; and in a density sufficient to erosion control, in that all cuts, embankments and slopes greater than 5% shall be planted with sufficient plant materials to prevent detrimental erosion. Diagrammatic landscaping plans shall be submitted to the Planning Department with all permit applications.

[Amended by Ordinance 97-9, enacted April 21, 1997]

12. **SCREENING:** An exterior storage or refuse area, exposed machinery, service areas, truck loading areas, utility buildings and structures and similar accessory structures shall be screened by appropriate fences or walls, constructed with materials which are complimentary to adjacent buildings, to a height of no less than five feet; nor more than seven feet as measured from finished grade to the highest structural component of the fence or wall.
13. **UTILITIES:** All electric, telephone and other utility lines shall be constructed underground.
14. **STORM DRAINAGE:** Special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties or the City storm sewer system. Diagrammatic drainage plans shall be submitted to the Planning Department with all permit applications and shall be approved only when found in compliance with the Public Works Director's drainage plan for the area.

DEVELOPMENT STANDARDS
CAMPUS PLANNED UNIT DEVELOPMENT

15. **APARTMENT RECREATION AREAS:** All high density residential proposals shall be submitted with plans that designate sufficient and suitable outdoor recreation areas for the property's tenants and their guests. The size, shape and improvements of such recreation areas shall be based upon the number of apartment units and the estimated number of occupants.

16. **TRAFFIC POLICY:** All development proposals shall be made in consideration of the poor traffic conditions in the PUD, including streets carrying excess vehicle counts and street and intersection congestion and hazards. All proposals shall be designed wherever possible, to mitigate these poor conditions and wherever possible, to alleviate them including agreement to participate in area wide plans and improvement districts designed to address the traffic problems.

[Amended by Ordinance 97-9, enacted April 21, 1997]

17. **DEVELOPMENT PROCEDURE:** No use or structure of any type, shall be permitted or constructed until all applicable plans have been approved through a Conditional Use Permit pursuant to 12.720 et. seq. of the CDO. In addition to notice required by 10.615, notice of a pending Conditional Use Permit shall also be provided to all Planning Commission and City Council members. Any such member or any person receiving notice may request a public hearing and review before the Planning Commission.

[Amended by Ordinance 97-9, enacted April 21, 1997]

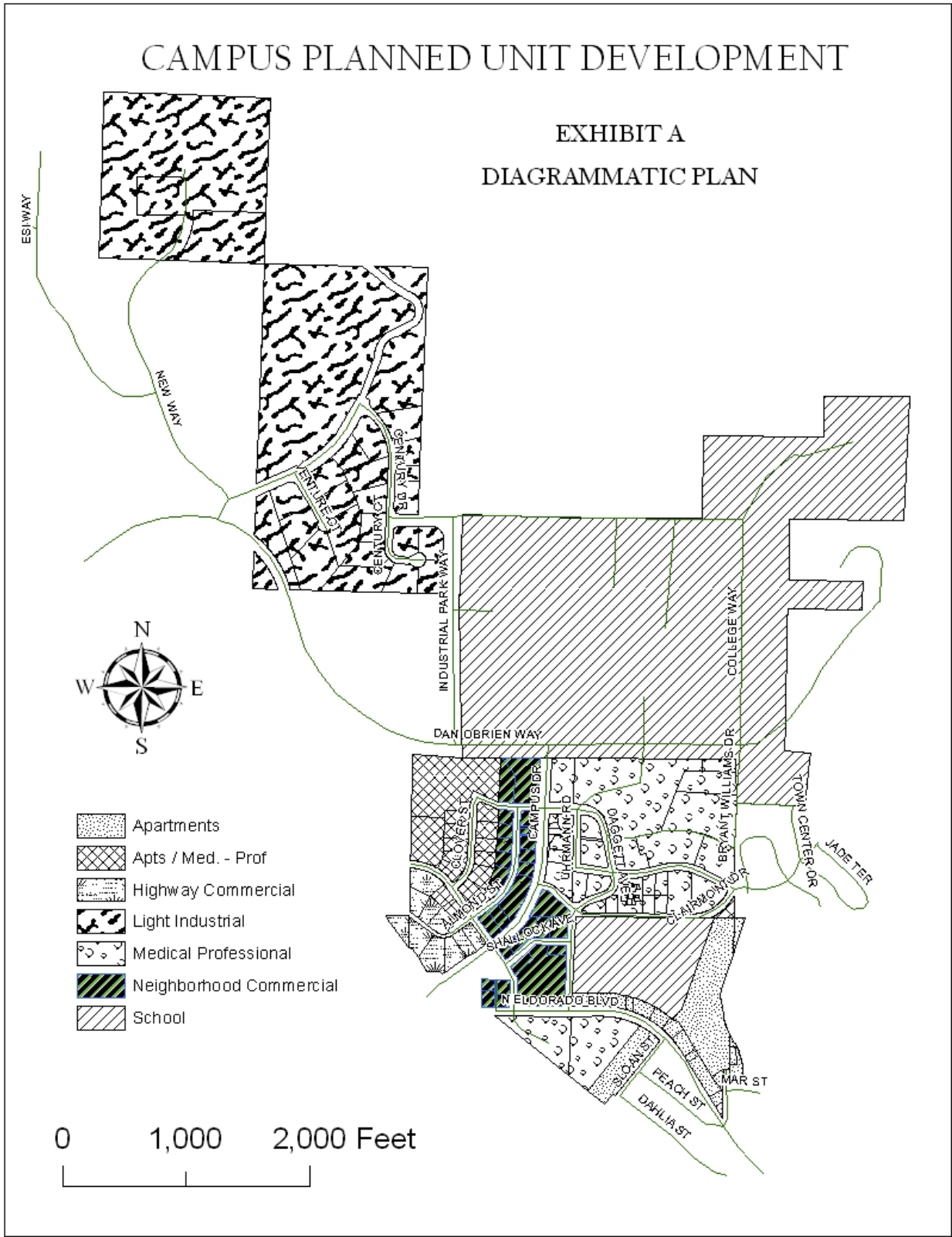
18. **PUD AMENDMENTS:** The PUD, including its diagrammatic plan and this text, may be amended in accordance with Chapter 10 of the CDO.

[Amended by Ordinance 97-9, enacted April 21, 1997]

Proposed Diagrammatic Plan

CAMPUS PLANNED UNIT DEVELOPMENT

**EXHIBIT A
DIAGRAMMATIC PLAN**



Development Standards Mark-up with Proposed Changes

DEVELOPMENT STANDARDS

CAMPUS PLANNED UNIT DEVELOPMENT

1. **PURPOSE:** The purpose of the Campus *Planned Unit Development* (PUD) is to provide superior environmental controls for the community's unique complex of educational and medical assets. It is intended to allow for a diversity of complimentary uses, in a manner ~~which is in~~ keeping with the professional qualities of education and medicine.
2. **LOCATION:** ~~These objectives will be achieved in accordance with this text and the~~ *The Campus consists of approximately 395 acres, more specifically described on attached PUD diagrammatic plan marked "Exhibit A".*
3. **LAND USE DESIGNATIONS:** *Land use designations within the Campus PUD are outlined as follows and shall be located in conformance with the PUD diagrammatic plan marked as "Exhibit A". All uses shall be conducted in conformance with the applicable sections of the City of Klamath Falls Community Development Ordinance.*

*APARTMENT
APARTMENT/MEDICAL PROFESSIONAL
MEDICAL PROFESSIONAL
NEIGHBORHOOD COMMERCIAL
HIGHWAY COMMERCIAL
LIGHT INDUSTRIAL
SCHOOL*

24. **PERMITTED USES:** Uses ~~conditionally~~ permitted within the Campus PUD are grouped under the following categories and shall be located in conformance with the PUD diagrammatic plan marked Exhibit A.

APARTMENT

*Duplex Dwelling
Three and Four-plex Dwelling
Apartment Dwelling*

APARTMENT/MEDICAL PROFESSIONAL

*Apartment Dwelling
Architect
Accountant
Chiropractor
Convalescent Facility
Dentist
Doctor
Duplex Dwelling
Engineer & Surveyor
Heliport
Hospital
Lawyer*

Medical Laboratory
Medical School
Medical Therapist
Optometrist
Pharmacy (prescription only)
Three and Four-plex Dwelling
Utility Substation

MEDICAL PROFESSIONAL

Architect
Accountant
Chiropractor
Convalescent Facility
Dentist
Doctor
Engineer & Surveyor
Heliport
Hospital
Lawyer
Medical Laboratory
Medical School
Medical Therapist
Optometrist
Pharmacy (prescription only)
Utility Substation

NEIGHBORHOOD COMMERCIAL

Any Medical-Professional Use
Art Shop and Studio
Bakery
Bank & Loan
Barber & Beauty Shop
Book Store
Business Machine Sales
Clothing Store
Confectionery
Delicatessen
Drug & Variety Store
Dry Cleaning (~~pick-up only~~)
Duplicating Service
Florist
Grocery
Insurance
Jewelry & Repair
Laundry (self service)
Medical Equipment
Multiple Family Dwelling
Real Estate Sales
Private Athletic
Restaurant
Scientific Instruments
Service Station

Stationery Supplies
Tailor
Theater
Travel Agency

HIGHWAY COMMERCIAL

Cocktail Lounge
Meeting & Banquet Facilities
Motel
Restaurant
Specialty Shops (accessory only to above uses)

MEDICAL PROFESSIONAL

Architect
Accountant
Chiropractor
Convalescent Facility
Doctor
Dentist
Engineer & Surveyor
Heliport
Hospital
Lawyer
Medical Laboratory
Medical School
Medical Therapist
Optometrist
Pharmacy (prescription only)
Utility Substation

LIGHT INDUSTRIAL

Limited Manufacturing & Related Recreation, Storage
Research & Development Units
Headquarter Offices of Companies
Administrative/Professional Office
Warehouse & Transfer Units
Incubator Buildings
Retail Commercial or Commercial Services (*Provided it is secondary to a Light Industrial Use as amended by Ordinance #6538*)
~~* Provided it is secondary to a Light Industrial Use as amended by Ordinance #6538~~

HIGHWAY COMMERCIAL

Cocktail Lounge
Meeting & Banquet Facilities
Motel
Restaurant
~~Specialty Shops (accessory only to above uses)~~

SCHOOL

College, including Student Convention Housing
Elementary School

Junior ~~or Senior~~-High / *Middle School*
High School
University

35. **BUILDING SIZE:** Structures shall be related harmoniously to the terrain and to existing buildings in the PUD. Specific size requirements shall include the following:

- a. *Apartment: Each ~~multiple family~~ apartment dwelling unit shall have a minimum of 750 square feet of floor area. No more than 40 ~~multiple~~apartment dwelling units shall be allowed in one single structure.*
- b. *Apartment/Medical Professional: Each ~~multiple family~~apartment dwelling unit shall have a minimum of 750 square feet of floor area. No more than 40 ~~multiple~~apartment dwelling units shall be allowed in one single structure.*
- c. **Neighborhood Commercial:** No single use shall be allowed to occupy more than 10,000 square feet of building area, including storage and mechanical space. *No single building shall have a total area in excess of 20,000 square feet.*
- ~~b. **High Density Residential:** Each multiple family dwelling unit shall have a minimum of 750 square feet of floor area. No more than 40 multiple dwelling units shall be allowed in one single structure.~~

46. **LOT COVERAGE:** Buildings shall not occupy more than the following ~~per centums~~*percentages* of lot areas in the following use categories:

- a. *Apartment: 60%*
- b. *Apartment/Medical Professional: 60%*
- c. *Medical Professional: 60%*
- d. **Neighborhood Commercial:** 70%
- e. *Highway Commercial: 70%*
- ~~b. **Medical Professional:** 60%~~
- ~~b. **Highway Commercial:** 70%~~
- ~~e. **High Density Residential:** 50%~~
- f. *Light Industrial: 70%*
- ~~d~~g. **Schools:** 50%

57. **BUILDING HEIGHT:** Buildings shall not exceed the following heights in the following use categories:

- a. *Apartment: 30 feet*
- b. *Apartment/Medical Professional: 30 feet*
- c. *Medical Professional (office use only): 30 feet*
- ~~a~~d. **Neighborhood Commercial:** 30 feet
- ~~b. **Medical Professional (office use only): 30 feet**~~
- ~~b~~e. **Highway Commercial:** 30 feet
- ~~e. **High Density Residential:** 30 feet~~
- f. *Light Industrial: 45 feet*
- g. *Schools: 70 feet*

Notwithstanding the above dimensional requirements, no structure or use shall encroach upon or restrict an adjacent structure's or use's access to incident solar energy.

68. **BUILDING SETBACKS:** All structures in all use categories shall be set-back from property lines the following minimum distances ~~(12/7/81, Ordinance #6367):~~

- a. Street Frontages: 30-20 feet
- b. Sides & Rear: 20-10 feet

~~In addition, any new structure shall be set back at least 30 feet from any existing structure.~~ Notwithstanding the above dimensional requirements, no structure or use shall encroach upon or restrict an adjacent structure's or use's access to incident solar energy.

79. **OFF STREET PARKING:** All uses shall provide off street parking in accordance with the requirements of Chapter 14 of the *City of Klamath Falls Community Development Ordinance (CDO)*. All off street parking areas shall be adequately lighted. Diagrammatic lighting plans shall be submitted with all permit applications.

[Amended by Ordinance 97-9, enacted April 21, 1997]

810. **PARKING LOT INGRESS & EGRESS:** Access to parking lots shall be limited to curb cuts no wider than 245 feet. Curb cuts shall be no closer to street intersections than 50 feet. Parking lots shall have no more than one curb cut per each side of street frontage. Driving aisles within parking lots shall *be in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO).* ~~be a minimum of 25 feet wide.~~

911. **PEDESTRIAN CIRCULATIONS:** All uses shall provide adequate pedestrian walkways in order to afford convenient and safe pedestrian circulation. Sidewalks shall be constructed adjacent to all streets and shall be constructed within properties as deemed necessary by the City reviewing authority.

[Amended by Ordinance 97-9, enacted April 21, 1997]

~~1012. **SIGNS:** All signs within the Campus PUD shall be constructed in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO). The size, location, design, lighting and material of all exterior signs and outdoor advertising structures shall not detract from proposed or existing buildings. Diagrammatic sign plans shall be submitted with all permit applications. Specifically, the following requirements shall apply within the PUD:~~

- ~~a. No exterior sign board larger than 100 square feet shall be permitted for any single use or business.~~
- ~~b. Each single use or business shall be permitted a maximum of three exterior signs, only one of which may exceed 75 square feet in sign board size~~
- ~~c. No signs, whether exterior or interior, shall contain moving parts or flashing lights, except for electronic time and temperature signs.~~
- ~~d. No exterior signs of any type, shall be mounted on roof surfaces.~~
- ~~e. No free standing exterior sign shall exceed 20 feet in height, as measured from finished grade to the highest structural component of the sign.~~
- ~~f. No signs of any type shall be erected on any property other than the parcel on which the advertised use is located.~~
- ~~g. In the event more restrictive sign requirements are imposed in Chapter 14 of the CDO, such CDO requirements shall be applied in the Campus PUD~~

[Amended by Ordinance 97-9, enacted April 21, 1997]

1413. LANDFORM & LANDSCAPING: The land shall be preserved in its natural form, insofar as practicable, by minimizing soil removal and any grade changes shall be in keeping with the general appearance of neighboring properties. No soil excavations or fill of any type shall be permitted without the approval of the City reviewing authority. All property areas remaining unbuilt upon, after construction of a permitted use, shall within six months from the date of occupancy of said constructed use, be landscaped in an adequate and thorough manner; including, but not limited to, evergreen ground cover, evergreen shrubbery and evergreen trees; and in a density sufficient to erosion control, in that all cuts, embankments and slopes greater than 5% shall be planted with sufficient plant materials to prevent detrimental erosion. Diagrammatic landscaping plans shall be submitted to the Planning Department with all permit applications.

[Amended by Ordinance 97-9, enacted April 21, 1997]

1414. SCREENING: Any exterior storage or refuse areas, exposed machinery, service areas, truck loading areas, utility buildings and structures and similar accessory structures shall be screened by appropriate fences or walls, constructed with materials which are complimentary to adjacent buildings, to a height of not less than five (5) feet; nor more than seven (7) feet as measured from finished grade to the highest structural component of the fence or wall.

1415. UTILITIES: All electric, telephone and other utility lines shall be constructed underground.

1416. STORM DRAINAGE: Special attention shall be given to proper site surface drainage so that removal of storm waters will not adversely affect neighboring properties or the City storm sewer system. Diagrammatic drainage plans shall be submitted to the Planning Department with all permit applications and shall be approved only when found in compliance with the Public Works Director's drainage plan for the area.

1417. APARTMENT RECREATION SITES: All ~~high density~~apartment residential proposals shall be submitted with plans that designate sufficient and suitable outdoor recreation areas for the property's tenants and their guests. ~~The size, shape and improvements of such recreation areas shall be based upon the number of apartment units and the estimated number of occupants. Such recreation areas shall contain a minimum of 40 square feet per dwelling unit.~~

1418. TRAFFIC POLICY: All development proposals shall be made in consideration of the poor traffic conditions in the PUD, including streets carrying excess vehicle counts and street and intersection congestion and hazards. All proposals shall be designed wherever possible, to mitigate these poor conditions and wherever possible, to alleviate them including agreement to participate in area wide plans and improvement districts designed to address the traffic problem.

[Amended by Ordinance 97-9, enacted April 21, 1997]

1419. DEVELOPMENT PROCEDURE: No use of structure of any type shall be permitted or constructed until all applicable plans have been approved through a ~~Conditional Use Permit~~*Design Review* pursuant to ~~the applicable sections of 12.720 et. seq. of~~ the CDO. In addition to notice required by ~~10.615~~*the CDO*, notice of a pending ~~Conditional Use Permit~~*Design Review within the Campus PUD* shall also be provided to all Planning Commission ~~and City Council~~ members. Any such member or any person receiving notice may request a public hearing and review before the Planning Commission.

[Amended by Ordinance 97-9, enacted April 21, 1997]

1420. PUD AMENDMENTS: The PUD, including its diagrammatic plan and this text, may be amended in accordance with Chapter 10 of the CDO.

[Amended by Ordinance 97-9, enacted April 21, 1997]