

## **CHAPTER 30.24 – PRECISE PLAN OF DESIGN OVERLAY ZONE (PPD)**

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### **30.24.010 – Description and Purpose**

The purpose of the precise plan of design overlay zone is as follows:

- A. To promote the public health, safety and general welfare by establishing such procedures and providing such regulations as are deemed necessary for zone changes to preserve and protect existing neighborhoods.
- B. To provide mutual assurances to city council and to applicants for zone changes that zone changes will be granted if and when certain conditions are met which are deemed necessary or advisable to mitigate negative impacts on surrounding property.
- C. To provide procedural regulations to implement and promote the purpose of the zoning laws of this city.
- D. To prevent the development of structures or uses which are not of acceptable exterior design or appearance, or are of inferior quality or likely to have a depreciating or negative effect on the local environment or surrounding area by reason of use, design, appearance or other criteria affecting value.
- E. To assure compatibility in the permitted use and enjoyment of property for which rezoning is sought while at the same time imposing regulations and restrictions on such rezoned property to protect the use and enjoyment of surrounding properties to the same degree and extent as if such rezoning were denied.

### **30.24.020 – General Provisions**

Whenever an ordinance is adopted which grants a property owner initiated zone change, it may provide that the zoning thus granted is conditional upon compliance by the landowner or other occupant with the provisions of the precise plan of design overlay zone. The provisions of the zone underlying the PPD zone shall apply except as otherwise provided in this chapter.

### **30.24.030 – Contents**

The precise plan of design shall specify and include the following information in appropriate site plans and accompanying text:

- A. The street address of the work and the name and address of the owner and the person who prepared the plans.

- B. The location, size, bulk, height and number of stories of all buildings and structures including walls and fences and the materials of their construction.
- C. Architectural elevations of all buildings and structures
- D. A site or plot plan showing the location, size and dimensions of yards, courts, setbacks and all other open spaces between buildings and structures together with the improvements of all driveways, parking areas, walkways and means of access, ingress and egress, and drainage; and the dimensions and orientation of the parcel or parcels.
- E. A landscape plan showing the location, size, species and quantity of all landscaping and method of irrigation.
- F. Location and size of exterior signs and outdoor advertising.
- G. The location, dimensions and method of improvements of all property to be dedicated to the public or to public utilities.
- H. Indication of the proposed use of the building shown on the site.
- I. Such other architectural and engineering data as may be required to ascertain compliance with the provisions of this chapter.

**30.24.040 – Criteria Overlay Zone Adoption and Amendment**

Any such precise plan of design may be referred to the applicant for redesign or adopted, modified and adopted, or adopted subject to conditions by the council after consideration of the following criteria:

- A. The plan for the proposed building or structure is expressive of good taste, good design and in general contributes to the image of Glendale as a place of beauty, creativity and individuality.
- B. The proposed building or structure is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- C. The proposed building or structure and use thereof is compatible with developments of land in the general area. Consideration of scale, height, bulk, materials, cohesiveness, community, traffic sight distance, the desirability of preserving a sense of open space, and the need for privacy are deemed to be important considerations of compatibility.
- D. The proposed development is in conformity with the standards of this chapter and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- E. The proposed building or structure and its use would not unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes, and would not adversely affect the public peace, health, safety or general welfare.
- F. The proposed building or structure and its use is in compliance with the comprehensive general plan.

If the above criteria are met, property shall be placed in the precise plan of design overlay zone. Conditions of approval may be applied when the proposed building or structure does not comply completely with the above criteria and shall be such as to bring said building or structure into conformance with such criteria. When the precise plan of design does not meet the above criteria and cannot be conditioned or modified to comply with said criteria, said plan shall be disapproved. Any precise plan of design overlay zone may be amended subject to the provisions for establishment of the precise plan of design overlay zone.