



1 development in order to provide limited services and economic  
2 opportunities for the immediate area.

3 **Section 2. Section 14-4.3(I)(3) SFCC 1987 (being Ord. No. 2001-38, §2) is**  
4 **amended to read:**

5 (3) Responsibility of Applicant

6 It is the responsibility of the applicant to prove that the development is  
7 planned and designed to achieve the following goals:

- 8 (a) Compliance with the City General Plan in effect at the time the  
9 master plan is approved by the Governing Body of the City;
- 10 (b) A mixture of residential densities intended to achieve a balanced  
11 community for families of all ages, sizes and income levels;
- 12 (c) Provision for community services, including commercial  
13 services;
- 14 (d) Provision for mixed-use development (optional);
- 15 [~~(d)~~](e) The comprehensive and compatible arrangement of all land uses  
16 with respect to each other and the community as a whole;
- 17 [~~(e)~~](f) A comprehensive and integrated traffic circulation system; and
- 18 [~~(f)~~](g) The provision of adequate and well-designed recreational  
19 facilities and areas of open space.

20 **Section 3. Section 14-4.3(I)(6) SFCC 1987 (being Ord. No. 2001-38, §2 as**  
21 **amended) is amended to read:**

22 (6) Master Plan; Standards; Requirements

- 23 (a) The number of dwelling units or area of commercial use or  
24 mixed-use development as approved by the Governing Body of  
25 the City drawn as set forth in paragraph (5) above shall appear in

1 the plan. The number of dwelling units and area of commercial  
2 use or mixed-use development, if any, as approved by the  
3 Governing Body of the City and drawn on the master plan shall  
4 constitute the maximum number of dwelling units, unless an  
5 increase in the number of dwelling units is agreed to in carrying  
6 out the Santa Fe Homes Program as set forth in §14-8.11, or area  
7 of commercial use or mixed-use development permitted for each  
8 tract.

9 (b) A mylar print of the master plan shall be placed on record in  
10 Land Use Department.

11 (c) If land is dedicated to the City as a City park at the time of  
12 rezoning, such that it satisfies the park dedication requirements  
13 for the entire master plan as set forth in the land subdivision  
14 regulations, Article 14-9, of this chapter, then park dedication  
15 shall not be required upon the subdivision of individual tracts.

16 (d) Development of the site shall conform to the approved phasing  
17 schedule.

18 **Section 4. Section 14-4.3(I)(7) SFCC 1987 (being Ord. No. 2001-38, §2 as**  
19 **amended) is amended to read:**

20 (7) Application and Review of Development on Individual Tracts;  
21 Administrative Procedure  
22 Subsequent to the zoning of a land parcel to planned residential  
23 community district status by the Governing Body of the City, the  
24 authority to review and approve development proposals on individual  
25 tracts resides with the Planning Commission as provided by law and

1 ordinance. The subdivision of the entire tract into smaller tracts by  
2 preliminary subdivision plat shall occur prior to the approval of final  
3 development plans for any individual tract. If the Planning Commission  
4 does not act on a request for development within 90 days after the initial  
5 review by the Planning Commission, the applicant may request review of  
6 the proposed development by the Governing Body. An increase in the  
7 number of dwelling units or area of commercial use for any tract above  
8 that approved by the Governing Body of the City requires a  
9 recommendation by the Planning Commission and approval by the  
10 Governing Body of the City, unless an increase in the number of  
11 dwelling units is agreed to in carrying out the requirements of the Santa  
12 Fe Homes Program, set forth in §14-8.11. The following regulations  
13 apply to the respective development of individual tracts:

- 14 (a) The development of tracts proposed for single-family detached  
15 dwellings on conventionally platted lots shall conform to the  
16 requirements for single-family structures in residential R-1  
17 through R-6 districts and the Santa Fe Homes Program, set forth  
18 in §14-8.11 and §26-1. The provisions of the land subdivision  
19 regulations shall apply to detached, single-family residences on  
20 conventionally platted lots;
- 21 (b) The development of tracts proposed for multiple-family  
22 structures shall conform to the provisions for multiple-family  
23 structures in RM districts, the Santa Fe Homes Program, set forth  
24 in §14-8.11 and §26-1. In the course of reviewing the  
25 preliminary development plan, the Planning Commission may

1 require changes in the preliminary plan as a condition of  
2 Planning Commission approval. The applicant shall prepare a  
3 final development plan to be followed in construction operations.  
4 The final development plan shall be submitted to the Planning  
5 Commission for approval, together with final drafts for the  
6 homeowners' association, to include articles of incorporation,  
7 bylaws, covenants, and restrictions. The final development plan,  
8 or successive stages thereof, as approved becomes the final plat  
9 and the basis for issuance of zoning and building permits and for  
10 acceptance of public dedications. The applicant shall comply  
11 with all the requirements as set forth in §14-5.7(I)(4).

12 (c) The development of tracts designated for single-family attached  
13 structures shall conform to the provisions set forth for the R-7,  
14 R-8 and R-9 residential districts in Article 14-7, the Santa Fe  
15 Homes Program set forth in §14-8.11 and §26-1. The Planning  
16 Commission may grant variances from those provisions as set  
17 forth in §14-2.3(C)(3).

18 (d) In addition to complying with the regulations set forth in the  
19 shopping center district, SC, §14-4.3(K), the following  
20 requirements apply:

21 (i) Neighborhood commercial uses may be permitted in the  
22 planned residential community district. Where  
23 neighborhood commercial uses are approved as part of  
24 the master plan, the maximum ground area for such  
25 neighborhood commercial uses shall be calculated by

1 multiplying the number of residents by 35 square feet.

2 The number of residents per household shall be set at  
3 three and six-tenths for owner-occupied dwellings and  
4 three and seven-tenths for renter-occupied dwellings, or  
5 as estimated by the United States Bureau of the Census;

6 (ii) A preliminary development plan drawn at a minimum  
7 scale of 50 feet to the inch with topography at contour  
8 intervals of 2 feet indicating existing drainage. This plan  
9 shall show with appropriate dimensions, an arrangement  
10 of buildings; off-street parking and loading facilities;  
11 internal automotive and pedestrian circulation; ingress  
12 and egress from adjoining streets, service areas and  
13 facilities; drainage system; landscaping fences and walls;  
14 the size and location, orientation and type of all signs  
15 proposed; proposed lighting of the premises; and relation  
16 to all property within 200 feet of the tract. If it is  
17 proposed to develop the shopping center in stages, the  
18 stages and times of development shall be indicated; and

19 (iii) The applicant shall prepare a final development plan to  
20 be followed in construction operations and submit it to  
21 the Planning Commission for approval. No building  
22 permit shall be issued until the Planning Commission  
23 approves the final development plan or the successive  
24 stages thereof. The applicant shall comply with all  
25 requirements set forth in §14-5.7(I)(4), procedures for

1 final development plan approval.

2 (e) The development for tracts designated mixed-use shall not  
3 exceed 35% of the Planned Residential Community and shall  
4 conform to the provisions set forth for the Mixed-Use districts in  
5 Article 14-7. The Planning Commission may grant variances  
6 from those provisions as set forth in §14-2.3(C)(3). Development  
7 approval shall follow the process set forth in paragraphs (d)(i)  
8 and (d)(ii) above.

9 **Section 5. This ordinance shall become effective immediately upon adoption.**

10 APPROVED AS TO FORM:

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13 FRANK D. KATZ, CITY ATTORNEY