



# **CITY OF VISTA**

## **Planned Residential Development**

### **Application Procedure**

#### **Purpose -**

- To encourage imaginative and innovative planning of residential developments as a unit offering a wide variety of dwelling unit types and site arrangements well integrated with open space and recreational areas.
- To permit greater flexibility and design of residential neighborhoods than is feasible under the strict application of conventional zoning and subdivision regulations.
- To provide for methods and patterns of residential development that will promote the public interest in the retention of the unique characteristics of the land areas within the city.
- To enhance the quality of residential development and reduce developmental and design problems in hillside areas in order to assist in preservation of areas of natural scenic beauty through encouragement of integrated planning, design and unified control of development.

#### **Application for a PRD permit shall be filed with the City in accordance with the procedures set forth in this section:**

- A. The PRD permit application must be for land which is classified in the PRD zone, is owned by or under the control of a person or corporation proposing such residential development, and shall state fully the circumstances and conditions relied upon as grounds for the application, shall be accompanied by adequate plans, a legal description of the property involved, and explanation and description of proposed use, and a site development plan meeting the requirements of Chapter 18.64.
- B. The application shall be accompanied by a tentative subdivision map, which shall be filed in accordance with the provisions of Title 17 of this code, as amended.
- C. The following exhibits shall accompany an application for PRD permit:
  1. Topographical maps of existing terrain drawn to a minimum five-foot contour.
  2. A grading plan which indicates existing topography and proposed earth movement, finish grade elevations, proposed cut-and-fill slopes, necessary cross-sections, and the extent and method of drainage control.
  3. A map indicating existing and proposed utility systems and services which includes, but is not limited to, sewage, water, gas, drainage, television reception, communication and electrical systems capable of serving the entire PRD.
  4. A fully dimensioned site plan drawn to scale clearly showing all property lines, existing and proposed buildings, structures, streets, sidewalks, walls, fences, driveways, parking areas and design, guest parking, recreational vehicle storage, patios, recreational area, lighting provisions, trash facilities, and other information necessary for plan review.

5. A detailed landscaping plan showing the size, location and type of landscaping proposed, the irrigation facilities and method of maintenance thereof.
6. A plan showing all existing and proposed physical features such as fire hydrants, utilities, utility box location, floodlights, drain facilities, recreation facilities and natural features that are to be maintained or removed, along with a statement setting forth the method by which these features shall be preserved or maintained.
7. Elevations of each building, structure or groups of buildings shown on all sides.
8. A full-color rendering which shows the general character of architecture and reasonably depicts the typical design layout. A colored photo (minimum size eight inches by ten inches) may be substituted for the original.
9. The amount of improved and unimproved open space in number of net square feet as required pursuant to this chapter shall be computed and submitted.
10. Street cross-section details and approximate curb radii, including public and private streets.
11. All maps, plans and diagrams shall include reproducibles, except for the required colored renderings. Where possible, all exhibits may be combined and shall become the property of the City.
12. All drawings shall be on 24-inch by 36-six-inch sheets.
13. Each map, except elevations, shall be drawn to an engineer's scale of no smaller than one inch equals 50 feet and no larger than one inch equals ten feet.
14. All sheets shall have a border one inch from the side and within the border shall state, "PRD Permit No. \_\_\_\_ sheet \_\_\_\_ of sheets \_\_\_\_."
15. If more than one sheet for any exhibit is necessary, an index sheet shall be used showing the relationship of each sheet.
16. A cover sheet shall be submitted, which shall state the following:
  - a. Name, address and telephone number of owner.
  - b. Name, address and telephone number of applicant.
  - c. List of contents.
  - d. Name, address and telephone number and qualifications of preparer of each exhibit.
  - e. Title of project.

### **Hearing Procedure**

Upon completion of the application, the hearing shall be set for the PRD permit combined with the tentative subdivision map. All noticing, hearing procedure and appeals shall be as set forth in Title 17 of this code for tentative maps. In addition to the findings for the tentative map, the findings specified in Development Code Section 18.24.110 shall be made for the PRD permit.