## Article 26 MP Master Plan Overlay District

**Sections:**


2601 Specific Purposes
2602 Applicability and Zoning Map Designator
2603 Land Use Regulations
2604 Development Regulations
2605 Initiation
2606 Required Plan and Materials
2607 Minimum Lot Size; Maximum Number of Dwelling Units
2608 Approval of a Master Plan
2609 Amendments to Adopted Master Plan
2610 Expiration and Renewal; Changed Plans
2611 Development Plan Review


### 2601 Specific Purposes

In addition to the general purposes listed in Article 1, the specific purposes of the MP Master Plan Overlay District are to:

A. Ensure orderly planning for the development of large, unsubdivided areas of the city consistent with the General Plan;

B. Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage patterns;

C. Avoid premature or inappropriate development that would result in incompatible uses or create public service demands exceeding the capacity of existing or planned facilities;

D. Encourage sensitive site planning and design;

### 2602 Applicability and Zoning Map Designator

The MP Master Plan Overlay District may be combined with any base district and applied to an area at least 100 acres in size. It may be initiated by the City Council or the Planning Commission or by a petition of property owners under the procedures established by Article 45: Amendments. Each MP Master Plan Overlay District shall be shown on the zoning map by adding an "-MP" designator to the base district designation and a Master Plan shall be required for all development, consistent with the provisions of Section 2606.

## 2603 Land Use Regulations

Land use regulations shall be those of the base district or other overlay district with which the MP district is combined unless modified by a Master Plan, provided that all land use regulations are consistent with the General Plan Land Use designation(s) for land within the Master Plan District area.

## 2604 Development Regulations

Development regulations shall be those of the base district or other overlay district with which an MP district is combined, unless modified by a Master Plan.

## 2605 Initiation

An application to approve a Master Plan shall be initiated by a property owner or authorized agent. If the property is not under a single ownership, all owners shall join the application, and a map showing the extent of ownership shall be submitted with the application.

## 2606 Required Plan and Materials

Each Master Plan shall set forth for a specific area a land use and circulation system concept that is consistent with the goals and policies of the General Plan, compatible with the environment, and capable of being served by existing and planned public facilities and utilities.

A. The following plans and materials shall be submitted, provided that the Planning Director may waive submission of items deemed unnecessary:

1. A map showing proposed Master Plan boundaries and the relationship of the area to uses and structures within a 300-foot radius of the plan area boundaries;

2. A map of the Master Plan area showing sufficient topographical data to indicate clearly the character of the terrain, and the type, location, and condition of mature trees and other natural vegetation;

3. A site plan indicating the existing and proposed uses, gross floor area, lot coverage, height, parking and density, and a circulation plan; and

4. A preliminary development schedule indicating sequence and timing of development. A Master Plan may show separate phases of development.

B. Text guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, and landscape concepts.

C. On slopes over 10 percent, single line sections showing the relationship of the building to the topography.

D. Any other informational items deemed necessary by the Planning Director in order to fully analyze and review the proposed development.

**2607 Minimum Lot Size; Maximum Number of Dwelling Units**

The Planning Commission may recommend and the City Council may approve a Master Plan including lots smaller than those required by the base district, but shall not approve a total number of dwelling units on a parcel or in a subdivision greater than permitted by the General Plan nor a deviation from the residential unit type regulations for the base district. Any increase in density above the General Plan base density up to the maximum potential density shall require a finding that the Master Plan conforms to the provisions of Section 2.3 of the Land Use Element of the General Plan. Restrictions on the number of dwelling units permitted shall be recorded with a subdivision map or prior to issuance of any permit where no map is required.

**2608 Approval of a Master Plan**

A. General Procedures. An application for approval of a Master Plan shall be processed as a zoning map amendment in accord with the provisions of Article 45.

B. Required Findings. In addition to the findings required by Article 45, the Planning Commission and the City Council shall find that the proposed Master Plan:

1. Conforms to the General Plan;

2. Substantially complies with the land use and development regulations of the base zoning district and does not significantly alter the regulations; and

3. Can be adequately, reasonably and conveniently served by public services, utilities and public facilities.

C. Amended Zoning Map Designator. Adopted Master Plans shall be indicated on the zoning map by adding a number to the "-MP" designator based on order of adoption and reference to the ordinance approving the plan.

**2609 Amendments to Adopted Master Plan**

Procedures for an amendment to an adopted Master Plan shall be initiated in the same manner as an application for a zoning map amendment prescribed by Article 45.

**2610 Expiration and Renewal; Changed Plans**

A. Expiration. A Master Plan shall become void two years following the date of approval, unless actions specified in the conditions of approval have been taken or unless the original approval was for a stated period longer than two years.

B. Renewal. An approved Master Plan may be renewed for a period approved by the City Council after a duly noticed public hearing. Application for renewal shall be made in writing between 30 and 90 days prior to lapse of the original approval.

C. Changed Plans. A request for change in conditions of approval or boundaries of a Master Plan shall be treated as a new application for a zoning map amendment.

**2611 Development Plan Review**

Development Plans for a project within an approved Master Plan area shall be accepted for development plan review only if they are consistent with the approved Master Plan and with all other applicable requirements of this ordinance.