

At the March 1, 2022, Planning & Zoning Board, the Board recommended that aspirational language be added to the purpose of the Planned Area Development (PAD) that focuses on improvements to the immediate public realm.

Below is for discussion purposes:

## ARTICLE 2 – ZONING DISTRICTS

### Section 2-500. Planned Area Development

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#### A. Purpose and applicability.

1. Purpose. The purpose of this Article is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. Furthermore, it is the purpose of the PAD to:
  - a. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.
  - b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
  - c. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.
  - d. Encourage compatible and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems, ~~and~~ promote urban design amenities, and encourage a focus on the high-quality design, aesthetics, and human-scaled pedestrian experience of the immediate public realm.
  - e. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.