

Chapter 135. Planning

ARTICLE 5. LARGE-SCALE DEVELOPMENT

135-5.1	GENERAL.....	135-5-2
5.1.1	Intent.....	135-5-2
5.1.2	Applicability	135-5-2
5.1.3	Illustrations.....	135-5-2
5.1.4	Relief.....	135-5-2
5.1.5	Approval Process	135-5-2
135-5.2	STREETS AND BLOCKS.....	135-5-6
5.2.1	Blocks and Access.....	135-5-6
5.2.2	Streets	135-5-6
5.2.3	Alleys or Lanes	135-5-7
5.2.4	Views	135-5-7
135-5.3	PRIMARY STREET DESIGNATION	135-5-8
5.3.1	Primary Street Requirement	135-5-8
5.3.2	Primary Street Considerations	135-5-8
135-5.4	ZONING DISTRICTS	135-5-8
5.4.1	Comprehensive Plan.....	135-5-8
5.4.2	Determination of Type	135-5-8
5.4.3	General Requirements for New Zoning Districts.....	135-5-8
5.4.4	Mixed-Use Large-Scale Developments	135-5-9
5.4.5	Office Park Large-Scale Developments	135-5-9
5.4.6	Mixed Residential Large-Scale Developments	135-5-10
5.4.7	Neighborhood Large-Scale Developments	135-5-10
5.4.8	Downtown Neighborhood Large-Scale Developments	135-5-11
135-5.5	OPEN SPACE REQUIREMENTS	135-5-11
5.5.1	Required Amount	135-5-11
5.5.2	Natural Features	135-5-11
5.5.3	Types of Open Space	135-5-11
5.5.4	Existing Open Space	135-5-12
5.5.5	P1 District Designation	135-5-12
5.5.6	Trails.....	135-5-12
5.5.7	Stormwater.....	135-5-12

135-5.1 General

5.1.1 INTENT

These regulations are intended to regulate large parcels or a combination of parcels in a single development on an incremental basis to result in an overall system of walkable streets and blocks, smaller-scaled open spaces, and a mix of uses and building forms within the larger context of an area.

Specifically, these regulations are intended to:

- A.** Create cohesion between disparate developments that share property lines or street frontage.
- B.** Introduce new streets through large development sites to create a system of smaller development parcels.
- C.** Require connectivity between development sites to blur the lines between one development and another and result in a cohesive area.
- D.** Require open spaces based on development size and type that, when combined with other developments, will result in a system of smaller spaces distributed throughout the larger area.
- E.** Create nodes of commercial activity within a development or established from combinations of mixed-use developments on separate parcels.

5.1.2 APPLICABILITY

- A.** The following development sites are required to meet these regulations.
 - 1. Five Acre Developments. All developments on a single parcel or a combination of parcels within a total of five or more contiguous acres, except those designated as a P district in their entirety.
 - 2. The community development director is authorized to require submittal of a Large-Scale Development plan for developments that do not meet the above-stated criteria, when the community development director determines that a Large-Scale Development plan is necessary to meet the intent of this article.
- B.** For the purposes of Large-Scale Developments, the following shall be included:
 - 1. All abutting land owned or under contract for purchase by owners of the subject property;
 - 2. All abutting undeveloped parcels for which site plans or subdivision plats have been approved or submitted for approval; and
 - 3. All other parcels considered to be part of the

same development or phases of a development.

5.1.3 ILLUSTRATIONS

[Figure 135-5.1-A](#) of this article and [Figure 135-5.1-B](#) of this article illustrate examples of new street, block, and zoning district configurations fulfilling the requirements for a Mixed-Use Large-Scale Development. Illustrations are provided to convey the intent of these regulations and are not required outcomes for the parcels shown.

5.1.4 RELIEF

- A. Exemption.** An exemption from the Large-Scale Development requirements is available upon the determination of the community development director provided that all of the following apply:
 - 1. The proposed development does not require or include new streets;
 - 2. The proposed development does not require rezoning;
 - 3. The proposed development is consistent with the current comprehensive plan; and
 - 4. Either the proposed development does not abut any other future development or redevelopment sites or the parcel shape limits the ability of introducing a new street.
- B. Design Alternatives.** Design alternatives to specific requirements are listed within each section.

5.1.5 APPROVAL PROCESS

The following outlines the process required, in order of occurrence.

- A. Pre-Application Conference.** A pre-application conference is required for each Large-Scale Development.
- B. Large-Scale Development Plan Submittal.** The Large-Scale Development plan shall be submitted to the community development director illustrating the following:
 - 1. Site survey of all existing utilities, streets, significant trees, and buildings.
 - 2. Conceptual location of proposed streets, blocks, primary street designations, proposed open spaces.
 - 3. Proposed zoning district locations based upon the conceptual street and block locations.
 - 4. Approximate locations of proposed buildings, parking, service locations, and drive entrances as well as the orientation of the buildings, such as front door locations.

Illustration shows an option for three Mixed-Use Large-Scale Developments in this area. Another option would be for both developments to occur under a single Large-Scale Development with control of all of the parcels.

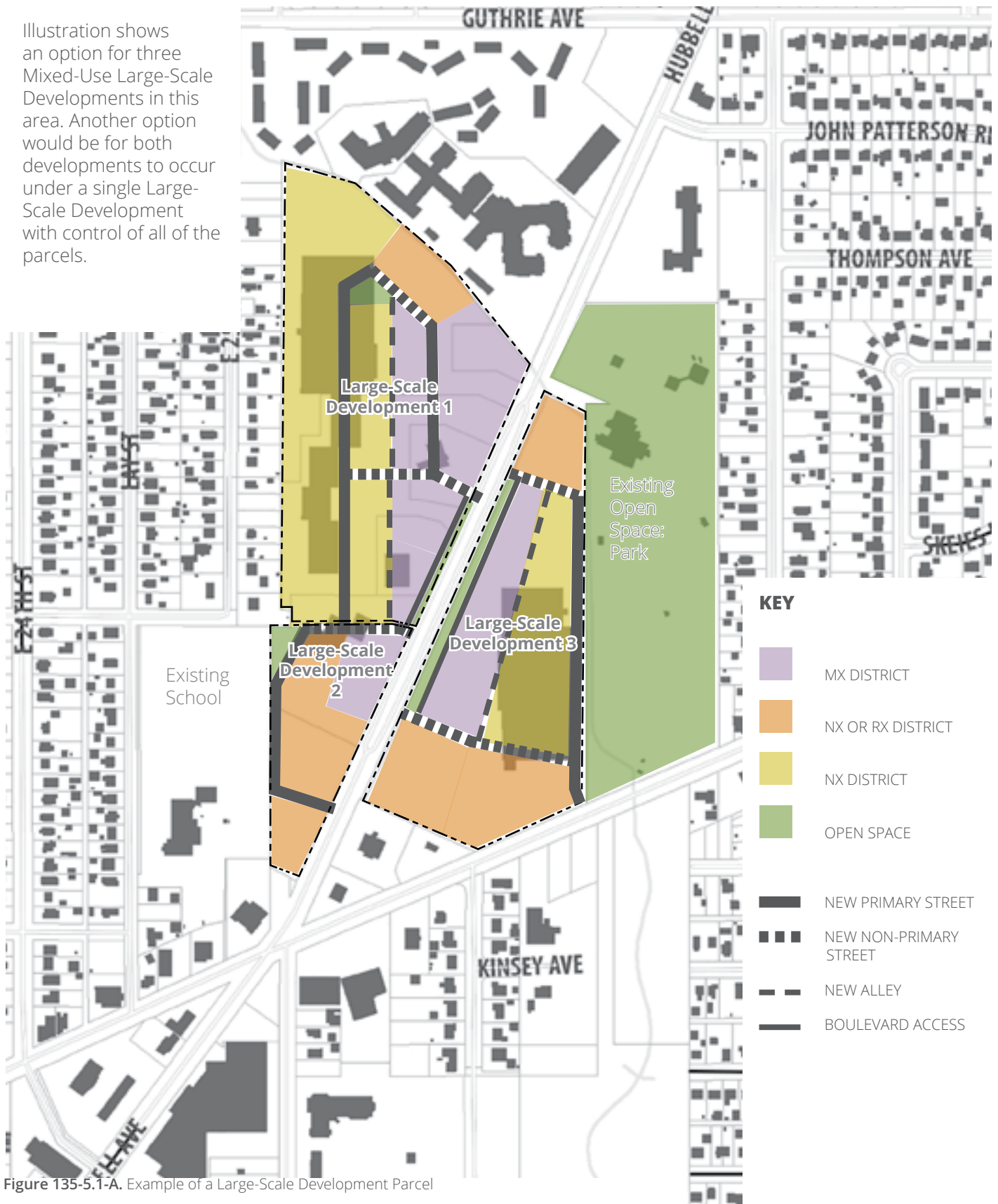


Figure 135-5.1-A. Example of a Large-Scale Development Parcel

135-5. LARGE-SCALE DEVELOPMENT

DRAFT

General

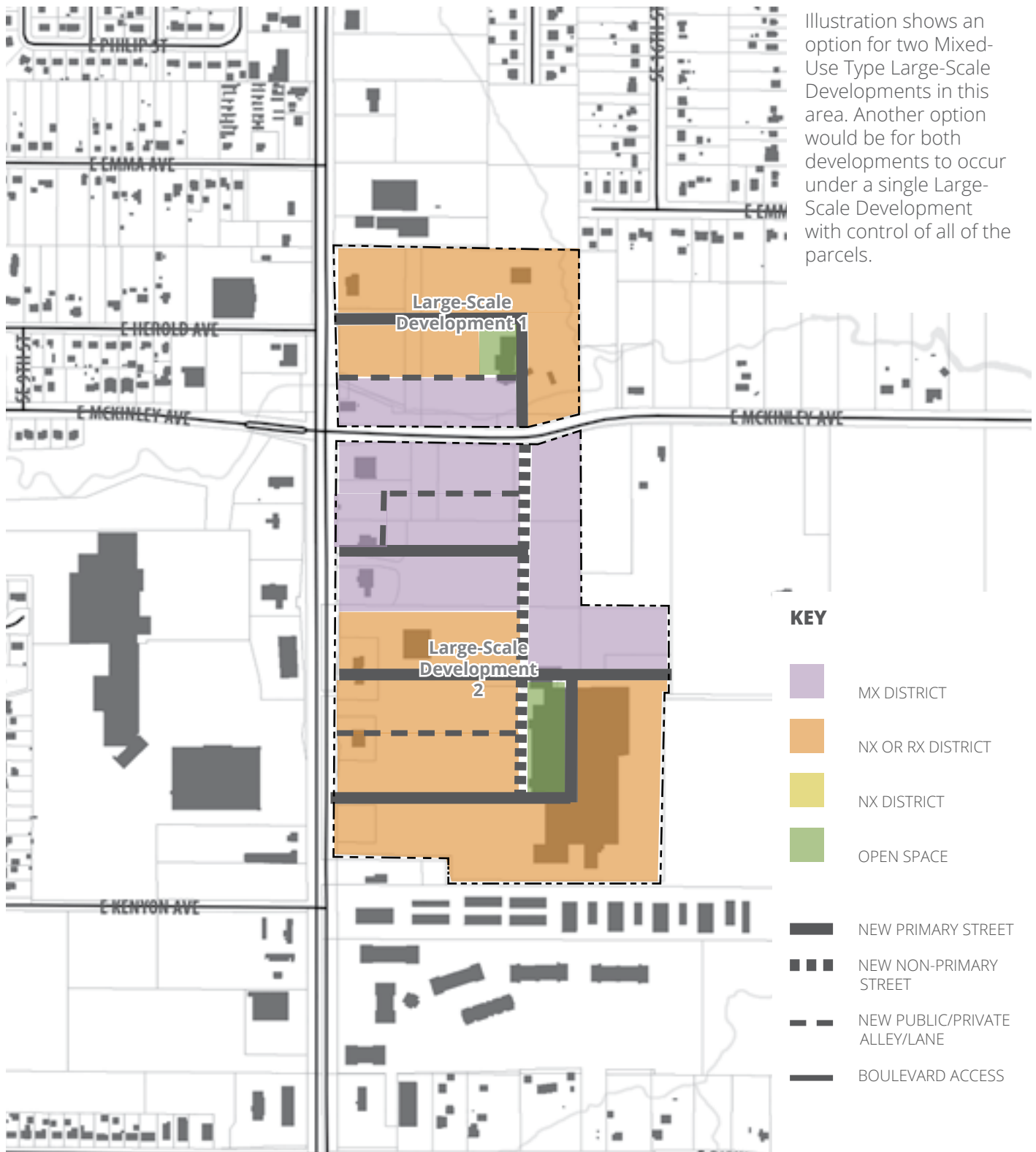


Illustration shows an option for two Mixed-Use Type Large-Scale Developments in this area. Another option would be for both developments to occur under a single Large-Scale Development with control of all of the parcels.

Figure 135-5.1-B. Example of a Large-Scale Development Parcel

C. Rezoning. Rezoning of the parcel pursuant to chapter 134 of this code may be required based upon the type of development and the requirements of this article.

1. Proposed Zoning Districts shall meet the requirements of section [135-5.4 of this article](#) and any other requirements of chapters 134 and 135 of this code.
2. Primary street designations shall be mapped separately and submitted in the rezoning process for inclusion on the city's Primary Streets Map.
3. Subdivision platting and rezoning may be reviewed and approved concurrently.
4. Proposed open space shall be zoned with the P1 designation.
5. Implementation of the Large-Scale Development plan may be phased, such as when submitted as separate rezonings.

D. Subdivision Platting. Based upon the pre-application conference, the requirements of this article, the general subdivision regulations per chapter 106 of this code, and the subdivision platting process is required per article II of chapter 106 of this code, in accordance with the following:

1. Regulations for anticipated building types shall be considered when setting block depth and width to avoid the need for design alternatives.
2. Private streets, where permitted by the city, require private rights-of-way per the city's street typologies defined in the city's most current Transportation Master Plan or best information available.
3. Streets and blocks shall meet the requirements of section [135-5.2 of this article](#).
4. Open space shall meet the requirements of section [135-5.5 of this article](#). Open space shall either be dedicated or an easement or deed restriction established.
5. Subdivision platting and rezoning may be reviewed and approved concurrently.
6. Implementation of the Large-Scale Development plan may be phased, such as when submitted as separate subdivision plats.

E. Time Limit. If the developer fails either to submit a site plan or subdivision plat within two years after approval of the Large-Scale Development plan or to commence construction in accordance

with the time schedule set forth in the site plan or subdivision plat, a public hearing may be scheduled before the plan and zoning commission regarding such failure, and the developer shall be served prior notice thereof by certified mail.

1. At such hearing the commission shall consider all circumstances relevant to the developer's failure and may vote to recommend to the city council that appropriate remedial measures be initiated.
2. Measures may include:
 - a. the initiation of rezoning of the subject property, or
 - b. referral of the matter to the legal department for institution of enforcement proceedings in the courts.
3. Upon receipt of the recommendations of the commission, the city council may act to initiate remedial measures in conformity to the commission's recommendations or to initiate such other remedial measures as the council determines to be reasonably necessary under the circumstances.

F. Site Plan Review. After approval of the rezoning or subdivision plat, site plan review is required for each parcel to be developed within the Large-Scale Development based upon the zoning district and applicable requirements. Multiple parcels may be submitted together as one site plan.

135-5.2 Streets and Blocks

5.2.1 BLOCKS AND ACCESS

Each development shall contribute to a configuration of blocks through the following requirements.

A. Maximum Block Size. Streets shall be located to result in the following block requirements.

1. For MX and DX districts, maximum block face length shall be no more than 400 feet in length.
2. For all other districts, maximum block face length shall be no more than 600 feet.
3. The maximum perimeter of any block shall be 1,800 feet.
4. Blocks may be split at the development boundary between the submitted development and an abutting site.
 - a. The function of the full block shall be considered to allow completion on the abutting site.
 - b. The partial block shall meet and the full block shall be able to meet the requirements of this section, section [135-5.2 of this article](#).
 - c. Blocks shall be located on the site to allow full completion, so that rears of parcels do not front a street.
5. Streets shall connect and continue existing streets from adjoining areas.
6. Type 1 design alternatives for block size and street location may be applied for pursuant to section [135-9.2 of this chapter](#) and under the following conditions:
 - a. The inclusion of a CX district requires a deeper block to allow parking on the interior.
 - b. Natural constraints, such as waterways, slopes, or other natural features, exist precluding the location of a new street.
 - c. Abutting development conditions affect the potential development of the applicable site.
 - d. Study of the extension of the system of streets and blocks illustrates an adjustment to the requirements of the site.

B. Access Points. An access point is a new street connecting to an existing street or a new street on an abutting site.

1. A minimum of two access points shall be provided for each development.
2. A minimum of one access point is required per every 1,600 linear feet of the perimeter of the Large-Scale Development. A Type 1 design alternative may be sought or requested for a reduction in the number of access points on the perimeter.
3. Temporary dead end streets or stub streets are permitted at an abutting property boundary to allow for future connection.

C. Block and Lot Configuration. The shape of blocks and lots shall be generally rectangular in order to accommodate typically rectilinear buildings, but may vary due to natural features or site constraints.

1. Blocks shall typically be two lots deep with the exception of blocks containing open space.
2. Double frontage lots shall be avoided; the rear of lots shall not front streets. Refer to section [135-5.3 of this article](#) for primary street designation and frontage requirements for lots.
3. Blocks shall be fronted with lots or buildings on at least two faces, preferably on the longest street faces.
4. All lots shall have full width frontage along a street unless otherwise specified in building type requirements.
5. Flag lots are prohibited.
6. The configuration of the blocks shall consider alley inclusion required per section [135-5.2.3 of this article](#).
7. Blocks may include existing lots within an existing district.
8. Lots and blocks shall be oriented for maximum feasible energy efficiency, depending on the building type. For example, block orientation along an east-west longitudinal axis will encourage development of long buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.

5.2.2 STREETS

Each development shall contribute to an interconnected system of streets through the following requirements.

A. Cul-de-Sacs and Dead End Streets. Cul-de-sac and dead end streets require a Type 1 design alternative and are permitted only when

necessitated by natural features or site constraints, including but not limited to rail corridors, waterways, or highways. If allowed, pedestrian connections through the cul-de-sac may be required.

B. Open Space. Where practicable, open space and school lots, existing and new, shall be fronted with streets to provide more visibility and access.

C. Base Street Requirements. Compliance with the most current transportation master plan or as otherwise directed by the city's traffic and transportation division is required. Street requirements may include on-street parking, bike lanes, streetscape, and reduced minimum pavement.

1. A Type 2 design alternative may be approved for other street configurations, subject to concurrence of the city traffic engineer, fire chief, and community development director.

D. Bicycle Accommodations. New streets with the development shall accommodate bicycle access pursuant to the city's transportation master plan or as otherwise directed by the city's traffic and transportation division.

5.2.3 ALLEYS OR LANES

Alleys or lanes, with a minimum width of 20 feet subject to fire safety requirements and as required by the community development director or the city engineer, shall be provided through all blocks to provide vehicular access to all lots, except as follows:

A. Lots zoned with N and EX districts are not required to provide alleys or lanes.

B. MX and RX districts occupying less than a block face are not required to provide access via an alley or lane.

C. Parking drives and parking structure drives may serve as alleys or lanes if the drive is continuous through the block with at least two access points and serves all lots on the block.

D. Design Alternative. A Type 1 design alternative may be approved per block with one of the following conditions:

1. A single point of access is all that is required and a non-primary street is available for access.
2. Natural or existing constraints limit the block depth and no more than two vehicular access points are required for the lots on the block.

5.2.4 VIEWS

Views down streets shall be considered when laying out streets and locating open space, parking, and buildings.

A. Rears of Buildings. The location of open space and streets shall not create views of the rear of buildings or parking behind buildings.

B. Street Termini. When a street terminates at a parcel, the parcel shall be occupied by one of the following:

1. Open Space. If the parcel is open space, any open space type shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or group of trees, a sculpture, a gazebo or other public structure, or a fountain.
2. Building. If the parcel is not utilized as an open space, the facade of a building, whether fronting a primary street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.
3. Parking. In no case, shall a parking structure or a surface parking lot terminate a vista.

135-5.3 Primary Street Designation

The orientation and location of buildings on lots is determined by the primary street designation. Some building type requirements are specific to the primary street frontage.

5.3.1 PRIMARY STREET REQUIREMENT

A minimum of 50% of a combination of the new streets in the development and existing streets fronting the development shall be designated and treated as primary streets. A Type 1 design alternative may be sought for up to a 20% reduction in the minimum requirement for streets treated as primary.

5.3.2 PRIMARY STREET CONSIDERATIONS

- A. Building Frontage.** Primary streets shall be designated so that building lots front at least one primary street, except that up to 20% of the lots may front a non-primary street.
- B. Double-Frontage Lots.** At least two sides of double-frontage lots shall be designated as primary street.
- C. Driveways and Alleys or Lanes.** Driveways and alleys or lanes to lots shall not be located off a primary street, except when the parcel is fronted by more than two primary streets or there is no other alternative access.
- D. Major and Minor Streets.** When the development abuts a major or minor street as defined in section [135-12.1.21 of this chapter](#), one of the following layouts shall be utilized to create slower, more accessible, and more walkable streets for fronting commercial or mixed-use buildings than the major street would provide:
1. Perpendicular. New primary streets shall be located generally perpendicular to existing major streets.
 2. Frontage Street. A new primary street shall be provided essentially parallel to the major street with a landscape buffer island separating the streets of at least 10 feet.

135-5.4 Zoning Districts

Large-scale development shall include a mix of multiple zoning districts upon the new street, block, and lot layout. The mix of zoning districts is determined by the type of Large-Scale Development in accordance with the existing zoning designation on the parcel and may require rezoning.

5.4.1 COMPREHENSIVE PLAN

Zoning districts applied to any Large-Scale Development shall be consistent with the city's most recent comprehensive plan.

5.4.2 DETERMINATION OF TYPE

- A. Existing Zoning Designation.** The type of Large-Scale Development to be applied to the site is determined by the existing zoning designation(s) on the parcel as shown in [Table 135-5.5-3](#) of this article for the types.
- B. Multiple Designations.** Where multiple existing zoning designations exist within the limits of the Large-Scale Development, one of the following shall be met:
1. For all sites up to 30 acres, one of the development types allowed on the site may be utilized for the entire development.
 2. Multiple development types allowed on the site may be utilized for the development with a clear delineation on the Large-Scale Development plan where each applies. All zoning and design requirements shall be met for each development type.
- C. Design Alternative.** A Type 2 design alternative may be requested for a Large-Scale Development type with a different mix of zoning designations not represented in section [135-5.4 of this article](#).

5.4.3 GENERAL REQUIREMENTS FOR NEW ZONING DISTRICTS

A. Location of MX Districts.

1. DX, MX, and CX districts shall be located within 500 feet of any major or minor streets and not abutting any N district.
2. DX, MX, and CX districts should be clustered into areas of at least 10,000 square feet of net lot area or located linearly along an existing corridor.
3. DX, MX, and CX districts areas shall be uninterrupted and continuous. Permitted office districts may be located between shopping and

residential areas.

B. General Layout of Districts.

1. The same districts shall generally face each other across streets, including existing districts. Similar districts within the same district category may be located adjacent or across the street with approval of the community development director.
2. More intense buildings and uses located on blocks with less intense buildings and uses shall be located on block ends.
3. Changes in districts shall generally occur at a rear lot line, at an alley, or at corner parcels.
4. N districts shall not be located along major streets as defined in section [135-12.1.21 of this chapter](#).
5. A Type 1 design alternative may be requested for changes to the general layout of districts.

C. Minimum District Mix Requirements.

1. Each Large-Scale Development type has area requirements for the mix of zoning districts.
2. Type 1 design alternatives may be applied for a reduction in any minimum area requirement up to 10,000 square feet and for any maximum requirement up to 10,000 square feet.

D. Minimum House Size.

When House Type A, B, C, or D is utilized, the following minimum house sizes are required:

- a. One-Story House. Minimum 1,400 square feet of finished floor area above grade.
- b. 1.5-Story House. Minimum 1,600 square feet of finished floor area above grade.
- c. Two-Story House. Minimum 1,800 square feet of finished floor area above grade.

5.4.4 MIXED-USE LARGE-SCALE DEVELOPMENTS

Mixed-use Large-Scale Developments are required on applicable parcels pursuant to section [135-5.1.2 of this article](#) with an MX or CX zoning designation on the zoning map as shown in [Table 135-5.5-3](#) of this article for the allowed zoning districts available for use in the Large-Scale Development.

- A. MX1 District.** A minimum of 40,000 square feet of area shall be zoned MX1 when the existing zoning is MX1 pursuant to section [135-5.4.3 of this article](#) for location and layout.
- B. MX2 District.** A minimum of 40,000 square feet of area shall be zoned MX2 when the existing zoning is

MX2 pursuant to section [135-5.4.3 of this article](#) for location and layout.

- C. MX3 District.** When at least 120,000 square feet of MX1 district area is designated, a maximum of 40,000 square feet of MX3 district is permitted pursuant to section [135-5.4.3 of this article](#) for location and layout.

- D. CX District.** When at least 120,000 square feet of MX district is designated, a maximum of 80,000 square feet of CX is permitted. A Type 1 design alternative may be requested for an additional component of CX on sites over 40 acres.

E. Minimum Required District Mix.

1. Minimum Number of Districts. At least two districts are required for all development sites.
2. Minimum Required Residential Mix. With more than three gross acres of residential districts, at least two RX, N, or NX districts shall be designated.

- F. Other Districts.** Other districts are allowed per [Table 135-5.5-3](#) of this article.

- G. P1 Districts.** P1 districts may be designated for open space as required in [section 135-5.5 of this article](#).

5.4.5 OFFICE PARK LARGE-SCALE DEVELOPMENTS

Office Park Large-Scale Developments are required on applicable parcels pursuant to section [135-5.1.2 of this article](#) with an EX zoning designation on the zoning map and permitted on parcels with an RX zoning designation on the zoning map. Refer to [Table 135-5.5-3](#) in this article for the allowed zoning districts available for use in the Large-Scale Development.

- A. EX District.** A minimum of 120,000 square feet of area shall be zoned EX pursuant to section [135-5.4.3 of this article](#) for location and layout.
- B. MX1 Districts.** The MX1 district, allowed per [Table 135-5.5-3](#) of this article, is limited to a node at one street intersection of no more than 40,000 square feet of area or 10% of the total net land area, whichever is greater pursuant to section [135-5.4.3 of this article](#) for location and layout.
- C. Other Limited Districts.** Other districts allowed as shown in [Table 135-5.5-3](#) of this article are limited to less than 50% of the total land area.
- D. P1 Districts.** P1 districts may be designated for open space as required in [section 135-5.5 of this article](#).

135-5. LARGE-SCALE DEVELOPMENT

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Zoning Districts

5.4.6 MIXED RESIDENTIAL LARGE-SCALE DEVELOPMENTS

Mixed Residential Large-Scale Developments are required on applicable parcels pursuant to section 135-5.1.2 of this article with an RX zoning designation on the zoning map as shown in Table 135-5.5-3 of this article for the allowed zoning districts available for use in the Large-Scale Development.

- A. RX1 District.** A minimum of 80,000 square feet of area shall be zoned RX1 when the existing zoning is RX1. Refer to section 135-5.4.3 of this article for location and layout.
- B. RX2 District.** A minimum of 80,000 square feet of area shall be zoned RX2 when the existing zoning is RX2 as shown in section 135-5.4.3 of this article for location and layout.
- C. MX1 District.** The MX1 district, allowed as shown in Table 135-5.5-3 of this article, is limited to a node at one street intersection of no more than 40,000 square feet of area or 10% of the total net land area, whichever is greater pursuant to section 135-5.4.3 of this article for location and layout.
- D. N and NX Districts.** N and NX districts are allowed as shown in Table 135-5.5-3 of this article. N districts

are permitted only on developments over 15 acres in size.

- E. P1 Districts.** P1 districts may be designated for open space as required in section 135-5.5 of this article.
- F. Minimum Required Residential Mix.** With more than five gross acres of residential districts, at least two RX, N, or NX districts shall be designated and at least two building types shall be used.

5.4.7 NEIGHBORHOOD LARGE-SCALE DEVELOPMENTS

Neighborhood Large-Scale Development are required on applicable parcels pursuant to section 135-5.1.2 of this article with an N, NX, or A zoning designation on the zoning map as shown in Table 135-5.5-3 of this article for the allowed zoning districts available for use in the Large-Scale Development.

- A. MX1 District.** MX1 is allowed as shown in Table 135-5.5-3 of this article pursuant to section 135-5.4.3 of this article for location and layout.
 1. For developments 40 acres or larger, a minimum of 20,000 square feet and a maximum of 40,000 square feet of MX1 shall be designated at any intersection identified as a "mixed-use

TABLE 135-5.5-3. TYPES OF LARGE-SCALE DEVELOPMENTS

Type	Existing Zoning District	Allowed Zoning Districts																		Refer to Section		
		DX2	DXR	MX1	MX2	MX3	CX	RX1	RX2	EX	N1a	N1b	N2	N3a	N3b	N3c	N4	N5	NX1		NX2	P1
Mixed-Use Development	MX1, MX3, CX			R		L	L	P			P			P	P	P		P	P	P	R	135-5.4.4 of this article
	MX2				R	L			P		P			P	P	P		P	P	P	R	
Office Park	EX, RX1, RX2			L				L		R									L	L	R	135-5.4.5 of this article
	RX1			L				R		L			L	L	L		L	P	P	R	135-5.4.6 of this article	
Mixed Residential	RX2			L					R								L	P	P	R		135-5.4.7 of this article
	N, NX, A			L						P	P	P	P	P	P	P	P	P	P	P	R	
Downtown Neighborhood	DX2	R	P			L			P										P	P	R	135-5.4.8 of this article
	DXR	P	R			L			P										P	P	R	

R = Required per specific development type requirements in section 135-5.4 of this article.
 P = Allowed or permitted per specific development type requirements in section 135-5.4 of this article.
 L = Allowed but limited per specific development type requirements in section 135-5.4 of this article.

node” per the future land use map of the city’s comprehensive plan or as amended.

- For developments less than 40 acres, MX1 is limited to a single node at one street intersection of no more than 20,000 square feet of area or 10% of the total net land area, whichever is greater.

B. N and NX Districts. N and NX districts are allowed as shown in [Table 135-5.5-3](#) of this article.

- Unless the existing zoning is NX, NX districts are limited to no more than 30% of the total net land area.

C. Minimum Required Residential Mix.

- For all developments, at least two N or NX districts shall be designated with each district constituting at least 20% of the land area.
- For developments over 24 acres, at least three N or NX districts shall be designated with each district constituting at least 20% of the land area. At least one of the three districts shall be an NX district.

D. P1 Districts. P1 districts may be designated for open space as required in [section 135-5.5 of this article](#).

5.4.8 DOWNTOWN NEIGHBORHOOD LARGE-SCALE DEVELOPMENTS

Downtown Neighborhood Large-Scale Developments are required on applicable parcels pursuant to [section 135-5.1.2 of this article](#) with a DX2 or DXR zoning designation on the zoning map as shown in [Table 135-5.5-3](#) of this article for the allowed zoning districts available for use in the Large-Scale Development.

A. DX2 District. A minimum of 40,000 square feet of area or 30% of the total net area, whichever is greater, shall be zoned DX2 when the existing zoning is DX2 pursuant to [section 135-5.4.3 of this article](#) for location and layout.

B. DXR District. A minimum of 40,000 square feet of area shall be zoned DXR when the existing zoning is DXR pursuant to [section 135-5.4.3 of this article](#) for location and layout.

C. MX3 District. When at least 120,000 square feet of DX2 or MX2 district area is designated, a maximum of 40,000 square feet of MX3 district is permitted pursuant to [section 135-5.4.3 of this article](#) for location and layout.

D. Other Districts. Other districts are allowed as shown in [Table 135-5.5-3](#) of this article.

E. P1 Districts. P1 districts may be designated for open space as required in [section 135-5.5 of this article](#).

F. Minimum Required Residential Mix.

- For all developments, at least two RX, N, or NX districts shall be designated with each district constituting at least 20% of the land area.
- For developments over 24 acres, at least three RX, N, or NX districts shall be designated with each district constituting at least 20% of the land area.

135-5.5 Open Space Requirements

All Large-Scale Developments are required to provide public or private open space based upon the following requirements.

5.5.1 REQUIRED AMOUNT

One type of open space is required within 0.25 mile of each principal entrance for each residential unit.

5.5.2 NATURAL FEATURES

Where significant tree canopy or natural feature exist on the site, the open space shall be located in order to preserve the maximum amount of the existing trees or natural feature, and maximize buffers from waterways and natural features.

5.5.3 TYPES OF OPEN SPACE

The following types of open space are permitted. With the exception of the parklet, no more than one of each type is permitted per every 40 acres of development site:

A. Plaza. A plaza is a generally hardscaped area with minimum 60% coverage, minimum 0.125 acre in size, with either street, pedestrian, or river right-of-way or building frontage on all sides and at least one side the equivalent of 25% of the perimeter fronting a primary street. A single plaza may not fulfill the minimum open space requirements; if a plaza is utilized to meet the distance requirement, another open space shall be incorporated in another location on the site.

B. Square. A square is a combination of hardscape and landscape with approximately 50% and 50% respectively, minimum 0.25 acre in size, and surrounded by street frontage on all sides.

C. Parklet. A parklet is a generally landscaped space with a minimum 70%, minimum 0.5 acre with street right-of-way on at least 50% of the perimeter.

135-5. LARGE-SCALE DEVELOPMENT

Open Space Requirements

- D. Green.** A green is a larger, generally landscaped space, a minimum of one acre in size, with at least 25% of the perimeter on street right-of-way.
- E. Natural Area.** A natural area is a large area, minimum two acres in size, defined to conserve a natural feature, such as a wetland or woodland. At least 25% of the perimeter shall be on a street right-of-way.

5.5.4 EXISTING OPEN SPACE

Existing usable natural area or open space, more than 0.25 acre and meeting one of the types defined above, may fulfill the requirements if the distance requirement is met.

5.5.5 P1 DISTRICT DESIGNATION

The open space may be zoned with the P1 zoning district.

5.5.6 TRAILS

New trails and trail connections shall be provided through and within the site, and any existing trails surrounding the site shall be continued through the Large-Scale Development, in accordance with the city open space and trail plans and master transportation plan, or as otherwise required by the city's park and recreation director, city engineer, and community development director.

5.5.7 STORMWATER

Stormwater accommodations required per article 7 of this chapter may be incorporated into open space, if the stormwater facility is designed as a landscape feature without fencing to allow access and use of the space by residents, and subject to approval of the city engineer and community development director. [END OF ARTICLE]