

ALL SOULS PLANNED DEVELOPMENT DISTRICT (PD-20)

Ordinance No. C-6343

The intent of the Planned Development is to establish guidelines for the use and development of the land within the All Souls Cemetery ownership. The unique use of the property and long-term reservation for specific future use warrant special attention in order to protect the wellbeing of established neighborhoods and to assure that interim developments are of compatible design quality.

This Planned Development ordinance consists of the attached Land Use Plan with Use and Development Standards.

I. DEVELOPMENT REVIEW PROCEDURES

No building permit shall be issued for any development on the site until a Site Plan Review has been approved, or conditionally approved, for that development by the Site Plan Review Committee, under the procedures for Site Plan Review set forth in the zoning regulations. Utility and infrastructural facilities shall be part of the Site Plan Review. No building permits shall be issued until construction plans have been approved and development security relevant to such building is provided for all utility and infrastructural improvements. No grading permits shall be issued until all soil studies and drainage plans relevant to such grading have been approved and development security provided for.

II. LAND USE AND DEVELOPMENT STANDARDS

1. Uses.

The principal use permitted in the All Souls Planned Development District shall be cemetery. Recreational vehicle storage may be an additional permitted use.

2. Setbacks.

A. The minimum setbacks shall be provided as follows:

From Cherry Avenue – 15 feet from property line abutting the street;

From Interior Property Lines – 0 feet.

B. Setbacks and spacing between buildings on the site shall be determined by Site Plan Review.

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C. All required setback areas shall be clear of all structures from the ground to the sky (except for signage) and shall be landscaped and maintained in a neat and healthy condition according to the landscape provisions of this ordinance.

3. Floor Area Ratio: .01

4. Building Height.

Maximum building heights shall be 25 feet, except buildings set back 50 feet or more from property lines, which may then rise to 35 feet.

5. Landscaping

A. 1.5 trees of not less than 15 gallons in size shall be provided for every 125 square feet of area required for setbacks from streets.

B. Shrubs, not less than 5 gallons in size, shall be provided at a ratio of not less than 3 shrubs per required tree.

C. Screening shall be provided by fast-growing, non-deciduous trees, planted to provide an adequate screening canopy along Cherry Avenue.

D. Street trees of not less than 24-inch box size shall be provided at a ratio of 1 tree per 25 feet of linear street frontage, to the satisfaction of the Director of Public Works.

6. Accessory and Temporary Structures.

No portable buildings, trailers, or other like portable structures shall be permitted without prior written approval of the Department of Planning and Building. Such temporary structures as construction trailers and temporary offices may be approved by the Director of Planning and Building during construction only. Interim use office trailers shall require approval through Site Plan Review.

7. Screening, Walls, and Fences.

A. All uses shall be screened from Cherry Avenue by a solid plastered wall, 12'0" in height. No materials being stored shall be visible above such wall. No wall or fence shall exceed 3'0" in height in the required setback area.

B. The maximum height of walls and fences shall be 12'0", except in the required front yard setback where the maximum height shall be 3'0".

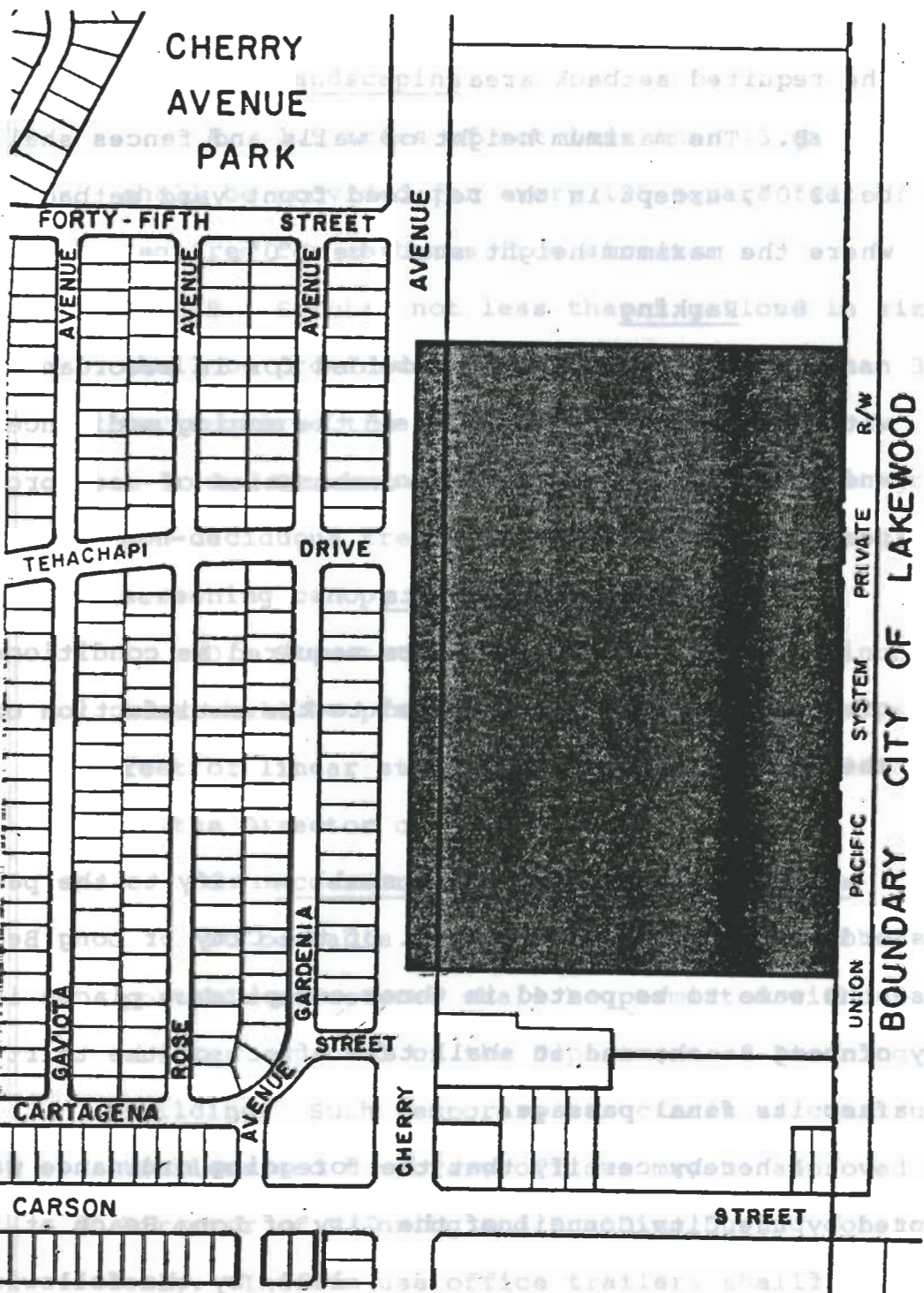
8. Parking.

All parking shall be provided for in accordance with the applicable sections of the zoning ordinance and determined by the use or combination of uses proposed for the site.

9. Off-Site Improvements.

All off-site improvements required as conditions of approval shall be performed to the satisfaction of the Director of Public Works.

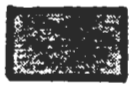
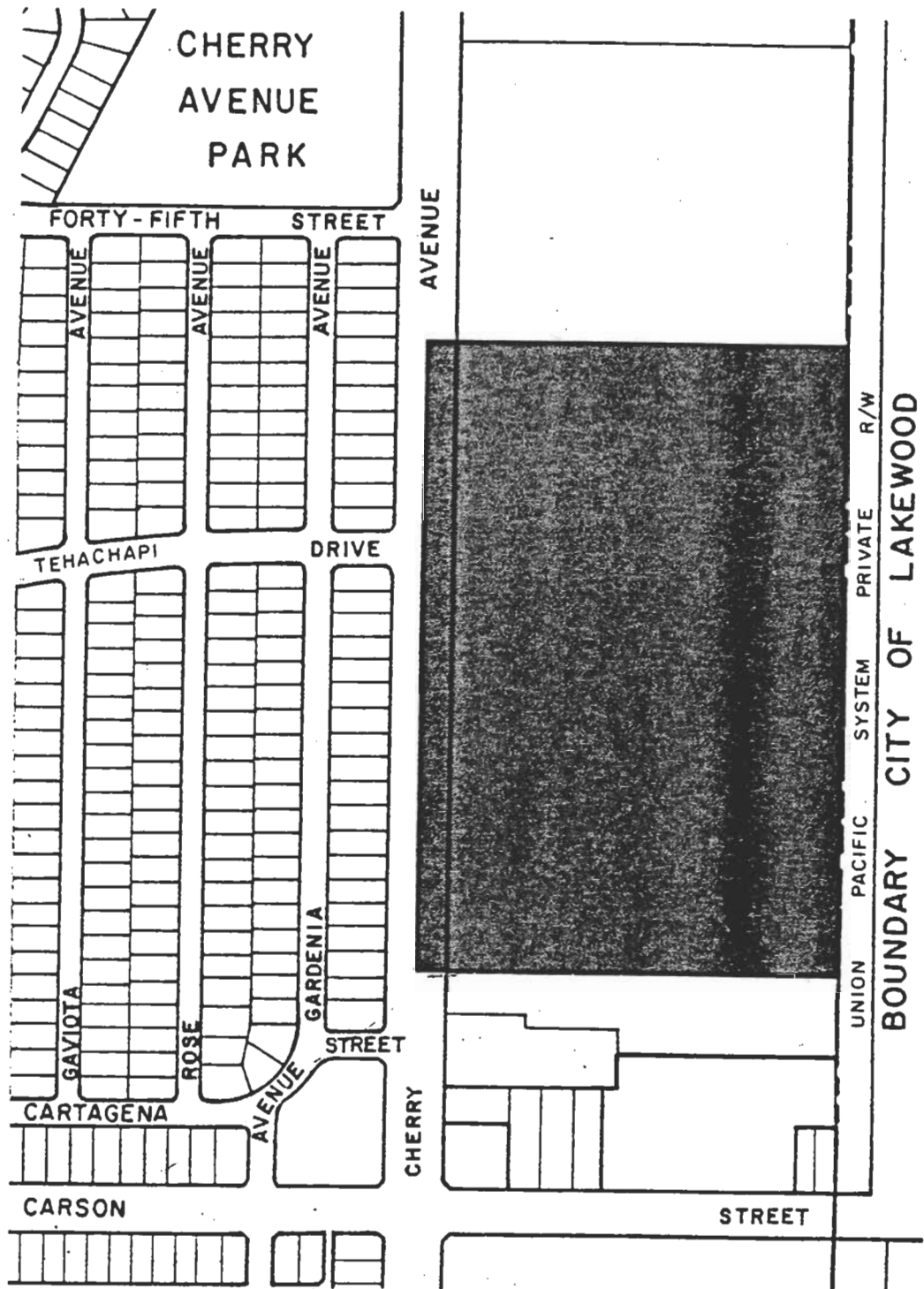
The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.



SC 12-23-86

PROPOSED
AMENDMENT TO A PORTION OF PART 23
OF THE USE DISTRICT MAP.

REZONING	CASE
RZ - 418-86	



PD-20



SC 12-23-86

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REZONING CASE
R7 - 418-86