



APPLICATION REQUIREMENTS FOR: PLANNED UNIT DISTRICT REZONING

PLANNING



PURPOSE

The purpose of planned unit development approval is to allow diversification in the relationships of various uses, buildings, structures, and open spaces in planned building groups and in the allowable setbacks and heights of the buildings and structures, while ensuring substantial compliance with the Town's General Plan, P-1 district regulations, and other provisions of the Danville Code. Planned Unit District zoning is intended for both large scale development where there is to be a mixture of land uses or types of housing products, or on smaller parcels where special characteristics of the site merit and would benefit from flexible zoning considerations. The review of a P-1 zoning request requires review and approval of preliminary and final development plans.

EVALUATION

The Planning Division reviews the application with the following criteria:

- Consistency with the General Plan, Zoning Ordinance, and/or Specific Plan
- Compatibility with surrounding development
- Compliance with the California Environmental Quality Act (CEQA)

PROCESS

Applications cannot proceed through the review process until all the application requirements are met. The application is assigned to a Project Planner, who is your main contact throughout the review process, leads the evaluation of the application, and advises you of any items required to complete the application. Once deemed complete, the application is placed on the first available Danville Planning Commission agenda at a publically noticed hearing. The Planning Commission meets on the second and fourth Tuesday of each month, 7:30 p.m., at the Town Meeting Hall at 201 Front Street. The Town Council takes the final vote on the project at a separate meeting on the first and third Tuesday of each month.

APPLICATION REQUIREMENTS

1. Completion of Planning Services application form along with payment of fee in effect at the time of submittal.
2. Ten (10) copies of full-sized plans, no larger than 24"x36", folded to approximately 9"x12" and an electronic PDF copy. The plans must contain the following information:
 - Site Plan denoting location and configuration of existing parcels, buildings, uses, parking areas and stalls, vehicular access ways, pedestrian ways, fencing, landscaped and/or recreation areas, natural open spaces, trail systems and private or public street rights of way. These elements should be properly dimensioned and drawn to scale.

- Elevations showing all sides of the building(s) proposed, including accessory structures, materials, colors, facade, and roof elements.
 - Floor Plans showing the various use areas within the building(s), and the location of doors and windows.
 - Landscape Plan: The landscape plan may be incorporated with the site plan, provided that clarity is achieved. Show trees, shrubs, and ground cover including plant species and container size; water features, paving, texture, existing natural features such as rock outcroppings, water courses, drainage swales; species, location, and drip line of existing trees that are greater than or equal than 6" in diameter. Any trees proposed to be removed should be indicated. See the Town's Tree Preservation Ordinance to identify the species and size of protected trees.
 - Exterior lighting system, public or private, showing type of fixtures proposed in perspective or elevation drawing with general location indicated on the site plan (final development plan stage).
 - Development summary table as per the attached sheet indication the net and gross acreage for the entire project, net acreage for major uses, and pertinent Site plan facts such as amount of open space, building coverage, parking area, number of parking spaces, site impervious area, floor areas, etc.
 - Preliminary Grading and Drainage Plans showing existing and proposed topography, cut and fill areas, and any proposed drainage channels.
4. Stormwater Control Plan that addresses all C.3 requirements as outlined in the Stormwater C.3 Guidebook which is available to view at the permit counter or online at <http://www.cccleanwater.org/new-development-c-3>
 5. Two (2) copies of a Preliminary Geological Soils Report prepared by a qualified soils geologist registered in the State of California, addressing slope stability, ground water seepage, erosion hazards, expansive soils, fault related hazards, liquefaction potential, and conclusions and recommendations regarding the effect of geologic and soils conditions on the proposed development.
 6. Any additional information as required by the Planning Commission or City Council at the time of public hearing.