



Master Site for P-R Zones Uses

PB-11

Community Development Department

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15.250.080 Master Plan for P-R zone uses – Type IV review process.

- A. Purpose.** The purpose of the master plan is to permit appropriate institutional development within specific boundaries while minimizing impacts, and to balance the public benefits of the growth and change of the community's major institutions with the livability and vitality of the community's neighborhoods.
- B. Applicability.** Recognizing that some institutions require long-range development plans and consist of large areas of land with multiple land uses, a master plan may be prepared for all, or a portion, of an entity's land area which is subject to this chapter and which master planned land encompasses an area of 3 acres or more.
- C. Application submittal requirements.** In addition to the submittal requirements set forth in ECC 15.220.020(B), master plan applications shall include at a minimum: boundaries, land uses, circulation within and adjacent to the area, parking, utilities, open spaces, landscaping, and specific development standards. Such development standards may depart from provisions in Articles 3-5 herein, provided the applicant demonstrates that the proposed standards meet the purpose and decision criteria herein.
- D. Procedures.** Land development code amendments are subject to the Type IV review process as set forth in ECC Chapter 15.210.
- E. Decision criteria.** The city council may approve or approve with modifications a master plan proposal if:
1. The proposal minimizes impacts to surrounding uses;
 2. The proposal balances the public benefits of the growth and change of the community's major institutions with the livability and vitality of the community's neighborhoods; and
 3. The proposal will not adversely affect the public health, safety or general welfare.

Upon the approval and adoption of the master plan by the city council, the development standards and requirements, if any, established in the master plan shall apply within the boundaries of the area subject to the master plan.