15-06-02 **General Non-Residential Development Standards**

R. **Planned Commercial Center Development Standards**. In addition to the Non-Residential Development Standards listed above, all Planned Commercial Centers shall be developed in compliance with the following additional development standards:

1. **Site Plan Review.** Site Plan Review by the Planning Commission is required of all Planned Commercial Centers.

2. **General Site Design.**
   a. A Planned Commercial Center shall be designed as an integrated complex of leasable (or individually owned) spaces in a single building or group of buildings. A master development site plan shall be prepared for Site Plan Review by the Planning Commission.

   b. In addition to the Site Plan requirements of this Code, the Planned Commercial Center site plan shall show the relationship of all proposed & future buildings and pads to all parking facilities, pedestrian walkways, landscape areas, service entrances and abutting streets.

3. **Architectural Design & Materials.**

   a. A common theme of architectural design and materials, approved by the Planning Commission, shall be followed for the overall project that will include all attached, detached and/or freestanding pad buildings.

   b. All sides of all buildings on the site shall be built and treated with the same quality, design and colors as the front of the building in order to provide a good high quality appearance to existing and future surrounding uses.

4. **Cross Easements**. Cross Easements and common driveways on-site shall be required between all developments in the planned commercial center or between separately owned commercial developments where found to be practical by the Planning Staff. This will provide for a continuous flow of vehicles from one parking lot to another to prevent the need for unnecessary ingress and egress to the public street.

5. **Parking Lots and Loading.**

   a. All required off-street parking shall be provided on the planned commercial center site.

   b. Parking facilities need not be located in one consolidated area of a particular site, but may be separated by landscaping or building elements; however, all parking must be located conveniently to the entrances to all buildings with minimal rear parking for employee parking.

   c. Reciprocal Parking & Driveways.

      1. Reciprocal parking and driveways shall be designed into the planned commercial center's master development site plan that meets the overall parking requirements for all uses on the collective site.

      2. When a planned commercial center is built in phases, the minimum number of parking stalls and all necessary driveways & access points required for the uses proposed in an individual phase, must be built with that phase of construction.

d. All loading and unloading shall be performed on the site. Such on-site loading areas shall be in addition to required off-street parking and shall not be located within driveways.

e. All loading areas shall be screened from view from all public streets and rights-of-way.

f. Each loading area shall be not less than 12 feet wide, 25 feet long and, if enclosed or covered, 14 feet high. Adequate turning and maneuvering space is to be provided on the site.

6. **Landscaping.**

   a. Landscape Design. A consistent landscaping design shall be developed for the overall planned commercial center that includes all pads and freestanding buildings.

   b. Frontage. Where a planned commercial center abuts a public street right-of-way, there shall be an average of at least 30 feet of landscaping along the perimeter but in no case shall the front landscaping be less than 15 feet wide, exclusive of required driveways.

7. **Lighting.** A consistent lighting plan and light design including heights, light standard design and light intensity shall be established for the overall planned commercial center.

8. **Signs.** A Sign Theme shall be submitted which shall be approved by the Planning Commission at the time of Site Plan Review, that covers all signage on the site including all proposed center identification signs as well as a theme for all tenant signs within the planned commercial center project.

9. **Grading.** Grading of the overall planned commercial center shall be done in such a way as to allow all buildings, pads and other out building sites to be able to be tied together with reciprocal access driveways both on and off the site.