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## SUBCHAPTER 153.090 – SIERRA VISTA OVERLAY ZONE



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### **§ 153.090.010 – Intent and Purpose**

- A.      The Sierra Vista Overlay zone is established to allow large-scale development under a flexible plan, to facilitate land assembly and to promote master-planned retail, commercial, office, industrial or mixed-use developments not otherwise possible under conventional zoning controls.
  
- B.      The regulations set forth in this subchapter shall apply to all land within the city for which the Sierra Vista Overlay zone has been adopted by the City Council. The location and boundaries of the overlay zone hereby established are shown on the zoning map.

### **§ 153.090.020 – Applicability**

- A.      **Sierra Vista Overlay zone creation.** The Sierra Vista Overlay zone shall be applied in the same manner as property is reclassified from one zone classification to another, as set forth in subchapter 153.210, Part 15 – Zoning Code Text and Zoning Map Amendments. When a Sierra Vista Overlay zone is created, it shall be designated upon the zoning map of the city as an overlay zone.
  
- B.      **Development plan.** No building permit shall be issued for the construction, reconstruction or relocation of any building or structure, nor shall any use of land be commenced or permitted on any lot which is classified in a Sierra Vista Overlay zone unless a development plan has been approved. The conditions of approval imposed upon the development plan and the provisions of subchapter 153.090, Sierra Vista Overlay Zone, shall be observed in development of the district.

### **§ 153.090.030 – Application for Approval of Development Plans**

- A.      **Development plan application preparation.** All applications for approval of development plans shall be prepared by a design team consisting of a licensed architect, registered civil engineer or land surveyor, and any additional qualified persons.
  
- B.      **Development plan application filing and content.** The application shall be filed with the Secretary of the Planning Commission, and shall include the following information:

1. The number of lots involved, lot dimensions and total lot area
2. The proposed location, use, size, height, floor area, elevations and type and color of materials to be used on building exterior of all proposed and existing buildings
3. The location, type and height of all walls and fences
4. The location and dimensions of public and private streets, access ways, pedestrian walkways and loading areas
5. The location, height and design of all outdoor lighting fixtures
6. A schematic landscaping plan, including the location, size and type of planting
7. The proposed covenants, conditions and restrictions
8. A phasing plan, if applicable
9. A proposed sign program for all exterior signage
10. Any other information as may be deemed necessary by the Director of Community Development

### § 153.090.040 – Development Standards

- A. **Development standards and conditions of approval.** The development standards applicable to the underlying zone classification shall apply. If specific conditions of approval are imposed upon the development plan related to lot area, lot width, lot depth, required yard areas, parking stall dimensions, sign regulations or any other standards, these conditions shall take precedent over the development standards for the underlying zone.
- B. **Design Guidelines Manual.** Developments within the Sierra Vista Overlay zone shall comply with applicable Design Guidelines Manual.