

Preliminary Development Plan

A preliminary development plan for all of the acreage involved must accompany the submittal. It must be prepared in accordance with the requirements for a preliminary plat as set forth in Title 16 of the city code and the Bullhead City procedures manual.

Final Development Plan

The final development plan for all of the acreage within the PAD or a development unit thereof, must be prepared in accordance with the requirements for a final subdivision plat as set forth in Title 16 and the Bullhead City procedures manual. The final development plan must be in substantial conformance with the approved preliminary development plan as determined by the Development Services director. Any deviations from the approved preliminary plan that would alter the nature of the project will require approval by the planning and zoning commission and the city council. If all is in order, the final development plan is forwarded to the city council for approval.

Recordation - Modification

The city clerk records the final development plan in the office of the Mohave County recorder upon approval of said plan by the city council. Once the final development plan has been approved by the city council, it can be amended, changed, or modified only through the procedures prescribed herein.

Building Permits

Building permits may be issued only after recordation of the final development plan. A certificate of occupancy must not be issued until all required improvements are constructed or their completion financially assured.

Time Limits

In the event that a PAD cannot be developed within the time limits imposed by the enabling ordinance, the prior zoning regulations must apply.

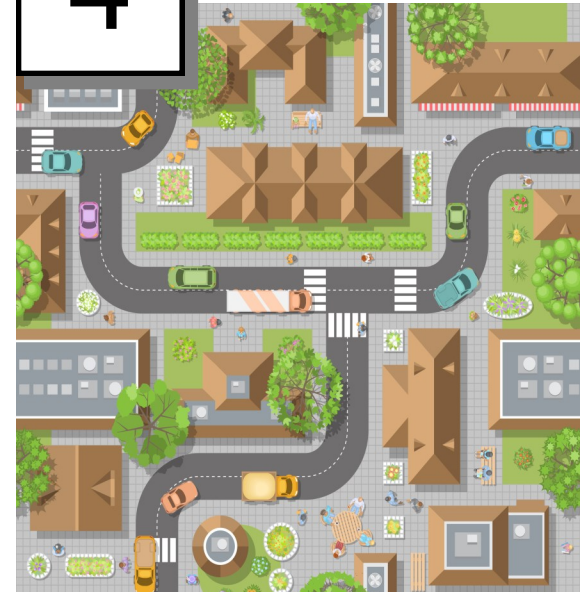
INFORMATION PAMPHLETS AVAILABLE

1. Single Family Residential
2. Multiple Family Residential
3. Commercial and Industrial
4. Planned Area Development
5. Public Lands
6. Residential Park
7. Parking Regulations
8. Parking Spaces Required per Use
9. Business Sign Regulations
10. Promotional Display Signs
11. Subdivision Sign Information
12. Off Premise Signs
13. Temporary Signs
14. Landscaping Regulations
15. Plant List
16. Screening Regulations
17. Garage/Yard Sales and Home Occupations
18. Manufactured/Factory Built Home Permits
19. Vehicles Sales and Rentals, Watercraft Rentals
20. City Organization
21. Zoning Regulations for New Businesses
22. Alternative Energy Systems

City of Bullhead City
Development Services
Department

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PAD
Planned Area Development



Zoning Ordinance Information Series

City of Bullhead City

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Bullhead City, AZ 86442

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Planned Area Developments

Purpose

The use of these density regulations is intended to accomplish a variety of goals. The regulations permit and encourage the unified planning of large areas in order to achieve a mixture and variety of land uses, allow for the proper relationship between the land uses within the PAD district and the surrounding area, and assure the city and land developer that the PAD approved under the zone change amendment may be carried out over a specified number of years.

District Regulations

1. A PAD with only residential uses or a combination of uses may be established on any parcel of land that has a minimum area of five acres. A PAD with only commercial and/or industrial uses may be established on any parcel of land.
2. Development of a PAD must proceed by increments called "development units" which are defined during the PAD approval process.
3. All uses must be determined by the compatibility of such uses with each other and with surrounding land uses and must conform to policies established in the city's general plan.
4. The PAD district is intended to be combined with all or any combination of the various zoning districts.
5. The permitted uses, the area requirements, density, height, yard, and other requirements within the district must be those permitted or required in the zoning district with which the PAD district is combined, or those established during the PAD approval process.

6. In order to establish development standards different than those set forth by the underlying zoning district and Chapter 17.38 of the city code, residential projects must comply with the design criteria listed below.

To develop lots with between 5,999 square feet and 5,000 square feet the applicant must submit information showing the provision of:

1. Open space within the PAD in an amount equal to five percent of the gross area of the land included in the PAD. Credit must be given for landscaped entry and median features, sheltered mailbox area of a design that is architecturally compatible to the construction types within the project, parks, recreational vehicle storage, and/or other similar amenities at a rate of two times the actual square footage provided. Unimproved drainage areas, slopes, washes and/or other similar natural amenities must be credited at a rate of one times the actual square footage provided.
2. A means for parking or storing boats, motor homes, trailers, and other recreational vehicles, if more than ten percent of the lots contained in the PAD have lot widths that are less than fifty-five feet. The developer must demonstrate, by submission of a typical lot layout, that area for said storage is available or that separate area for storage has been provided at a rate of one space for each five lots contained in the PAD. Said parking, must as a minimum, comply with the regulations set forth in Chapter 17.44 of the city code.
3. Evidence that all open space and/or recreational facilities are held in common ownership.
4. Evidence of a mandatory property owners association and recorded covenants, conditions and restrictions.

To develop lots with less than 5,000 square feet the applicant must submit information showing the provision of:

1. Open space within the PAD in an amount equal to five percent of the gross area of the land included in the PAD. Credit must be given for landscaped entry and median features, sheltered mailbox area of a design that is architecturally compatible to the construction types within the project, parks, recreational vehicle storage, and/or other similar amenities at a rate of two times the actual square footage provided. Unimproved drainage areas, slopes, washes and/or other similar natural amenities must be credited at a rate of one times the actual square footage provided.
2. A means for parking or storing boats, motor homes, trailers, and other recreational vehicles, if more than ten percent of the lots contained in the PAD have lots widths that are less than fifty-five feet. The developer must demonstrate, by submission of a typical lot layout, that area for said storage is available or that separate area for storage has been provided at a rate of one space for each five lots contained in the PAD. Said parking, must as a minimum, comply with the regulations set forth in Chapter 17.44 of the city code.
3. Building design, site design, and amenities. In particular, variation in the front setbacks, use of alleys, common parking areas, on site storage facilities, should be given consideration.
4. Evidence that all open space and/or recreational facilities are held in common ownership.
5. Evidence of a mandatory property owners association and recorded covenants, conditions and restrictions.