

SECTION 3.110**PLANNED DEVELOPMENT****\$ 670.00**

It is the intent of the Planned Development Section of this ordinance to encourage appropriate and orderly development of tracts of land that are large enough to allow comprehensive planning and to provide a degree of flexibility in the application of certain regulations which cannot be obtained through traditional lot-by-lot subdivisions. In this manner, environmental amenities may be enhanced by promoting a harmonious variety of uses, the economy of shared service and facilities, compatibility of surrounding areas, and the creation of attractive, healthy, efficient, and stable environments for living, shopping or working.

There is a three-stage review process for planned developments consisting of Pre-application (stage one), Preliminary Approval (stage two), and Final Approval (stage three). All of these stages and the applicable ordinance provisions are explained in Sections 3.112 – 3.119 of the Seaside Zoning Ordinance.

The applicant must address all of the ordinance standards in their submittal. In addition, the following information must also be provided by the applicant:

1. Contact information (name, mailing address, phone, fax, & email address) for the development Surveyor, Architect, and Engineer.
2. Proof of ownership must be shown by preliminary title report.
3. Date that the pre-application conference was held and any modifications to the plan that were made in order to address any conference issues.