

# Planned Unit Development (PUD) The Victorville Connection Project

April 4, 2022



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Engineering and Consulting

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## **VICTORVILLE CONNECTION PLANNED UNIT DEVELOPMENT**

### **I. Development Standards.**

#### **A. PURPOSE**

This document establishes the development standards and guidelines for the Victorville Connection Planned Unit Development (PUD). The PUD is a mixed-use development, Victorville Connection Project (Project), consisting of commercial, retail, office, self-storage, and multi-family residential development. It is the intent of the PUD to produce standards and guidelines which meet or exceed City standards regarding land uses, building massing, open space, architectural elements, pedestrian-friendly spaces, and circulation patterns that compliment uses within the development and the surrounding community. Additionally, the purpose of the PUD is to encourage more flexibility of standard City regulations that is administered in such a way to allow for development in the best interest of the City and the development within the PUD while complimenting the surrounding area. These development standards and guidelines work in tandem with the Victorville Municipal Code to create highly functional and reliable building design and site standards that are well-integrated within the Project and the surrounding community.

#### **B. DEVELOPMENT PLAN**

An active Development Plan approved by the Planning Commission shall be in effect prior to the issuance of any building permits related to grading or the construction of public improvements, commercial buildings, dwelling units, etc. The Development Plan shall be processed as a Site Plan in accordance with Development Code standards, including lapse of approval timing, and shall at a minimum be equivalent to or greater than the architecture, amenities, landscaping, and designs included in Site Plan Case No. PLAN21-00023.

#### **C. LAND USE SUMMARY**

The PUD is located west of 2nd Avenue; north of Bear Valley Road; and east of 3rd Avenue (see Exhibit 1: Project Vicinity Map) on approximately 34.74 acres in the City of Victorville, County of San Bernardino, California. The PUD is located within Tentative Parcel Map (TPM) No. 20402 which proposes to subdivide 34.74 acres into 18 parcels (see Exhibit 2: Tentative Parcel Map 20402). The parcels range in size from 0.55 acres (Parcel 10) up to 5.92 acres (Parcel 14).

The PUD consists of two Districts that contain the proposed commercial, retail, office, self-storage, multi-family residential development, parking, plazas, and landscaping improvements.

The two Districts (see Exhibit 3: District Plan) are as follows:

- *District 1 – Multi-Family Residential District – (Parcels 13 - 18 of TPM 20402)*
- *District 2 – Commercial District – (Parcels 1 - 12 of TPM 20402)\**

\*Parcel 3 of TPM 20402 consists of a Car Wash and Convenience Store that will be approved under a separate entitlement application.

The PUD includes up to 230,632 square feet of commercial, retail, office and self-storage uses on 16.07 acres and up to 376 multi-family residential dwelling units on 18.67 acres with a density of 20.14 dwelling units per acre (du/ac). The anticipated phasing of the development is illustrated in Exhibit 4. Table 1: Land Use Summary, provides a breakdown of the PUD. Actual individual building square footages and/or number of dwelling units may exceed the square footage and/or number of dwelling units provided in *Table 1: Land Use Summary* and *Table 5: Parking Requirements and Distribution*, so long as the total building square footage and total residential density does not exceed the project details analyzed by the Traffic Impact Analysis dated December 3, 2020, the Trip Generation Memo dated November 9, 2021, and other Environmental Documents.

**Table 1: Land Use Summary**

PARCEL (TPM 20402)	District	LAND USE	ACRES	BUILDING SQ. FT.	DWELLING UNITS	DENSITY (DU/AC)
Parcel 1	2	Parking	0.69	-	-	-
Parcel 2	2	Drive-Thru/Retail	0.83	6,200	-	-
Parcel 3*	2	Convenience Store with Fueling Station and Car Wash	2.32	4,592	-	-
Parcel 4	2	Retail	0.89	5,300	-	-
Parcel 5	2	Retail	3.47	42,000	-	-
Parcel 6	2	Drive-Thru/Retail	0.61	3,500	-	-
Parcel 7	2	Drive-Thru	0.69	3,000	-	-
Parcel 8	2	Retail/Restaurant	0.59	4,242	-	-
Parcel 9	2	Retail/Restaurant	1.00	4,535	-	-
Parcel 10	2	Office/Medical	0.55	3,280	-	-
Parcel 11	2	Office/Medical	1.10	6,800	-	-
Parcel 12	2	Storage/Office Office within Storage Building	3.33	137,183 10,000	-	-
<b>Non-Residential Total</b>			<b>16.07</b>	<b>230,632</b>	-	
Parcel 13	1	Multi-Family Residential	1.67	-	48	-
Parcel 14	1	Multi-Family Residential	5.92	-	68	-
Parcel 15	1	Multi-Family Residential	2.21	-	56	-
Parcel 16	1	Multi-Family Residential	3.19	-	88	-
Parcel 17	1	Multi-Family Residential	4.18	-	86	-
Parcel 18	1	Multi-Family Residential	1.50	-	30	-
<b>Residential Total</b>			<b>18.67</b>	<b>483,736</b>	<b>376</b>	<b>20.14</b>
<b>Overall Total</b>			<b>34.74</b>	<b>714,368</b>	<b>376</b>	-

\*Approved under separate entitlement application.

**Exhibit 1: Project Vicinity Map**

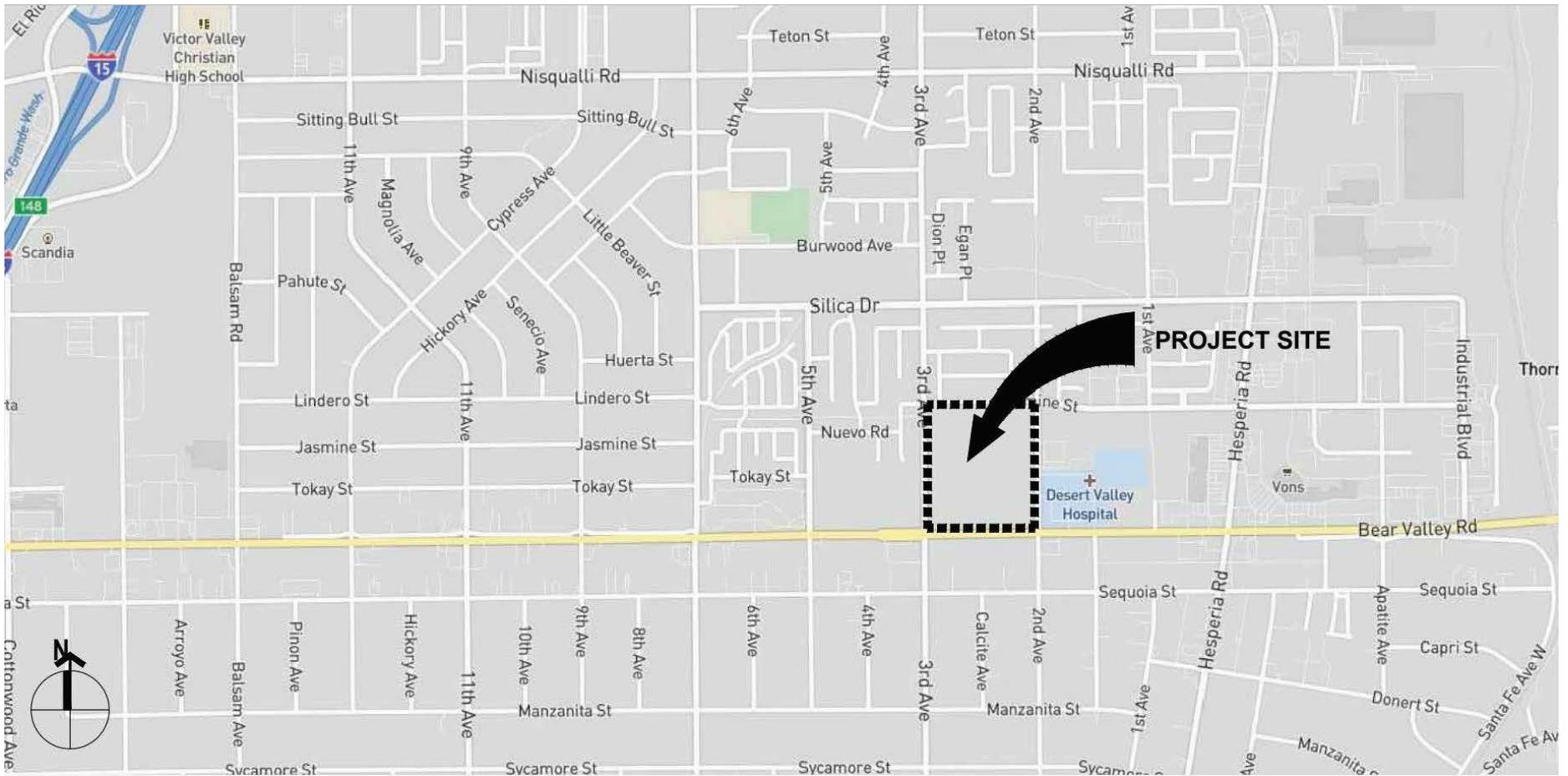
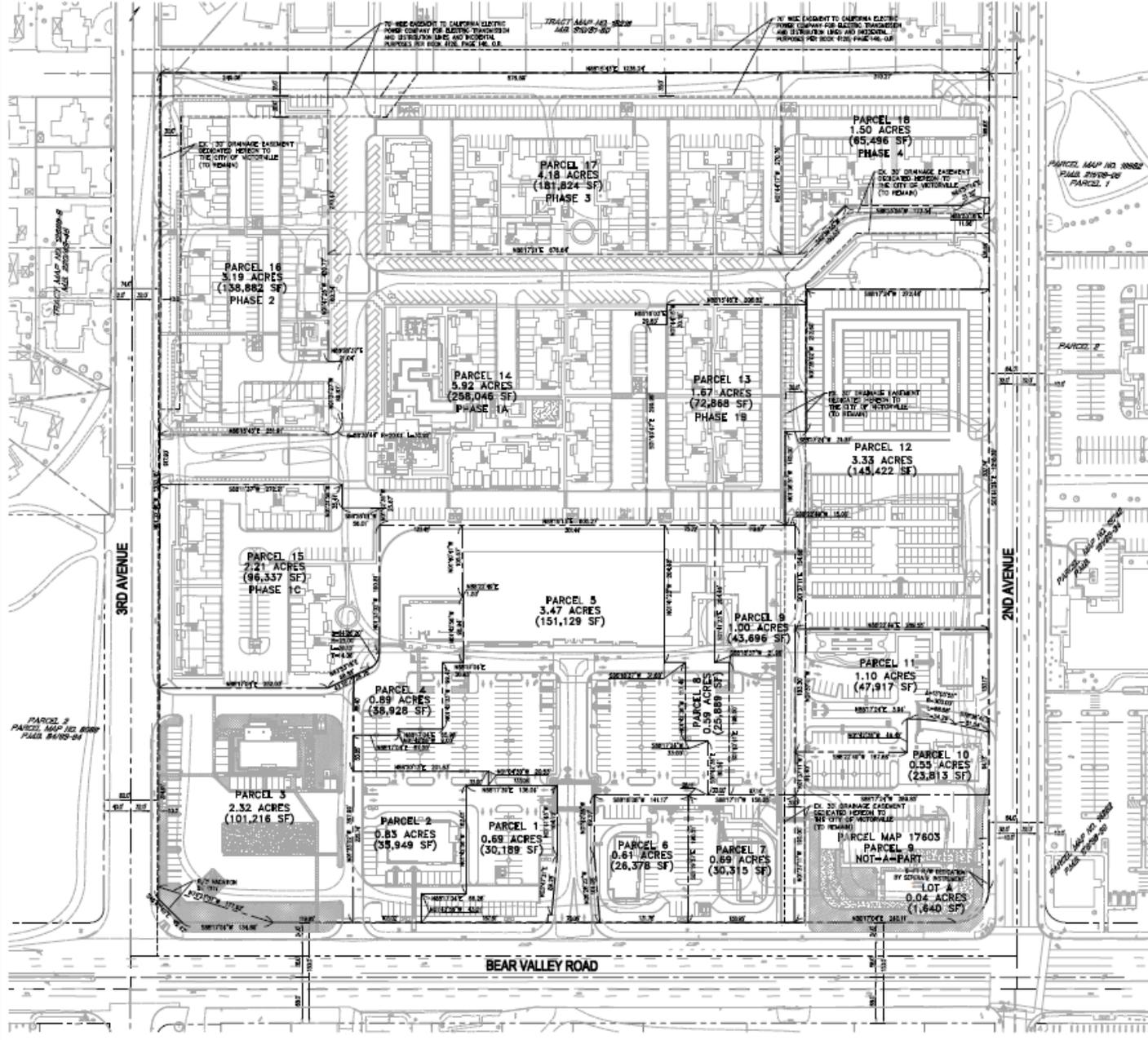


Exhibit 2: Tentative Parcel Map 20402

**'FOR VICTORVILLE CONNECTION PROJECT'  
IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
TENTATIVE PARCEL MAP NO. 20402**

BEING A SUBDIVISION OF PARCEL MAP NO. 17603, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 230 PAGES 13 AND 14 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**OWNER / DEVELOPER:**  
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TEL: 213-600-9400

**ENGINEER:**  
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APPLE VALLEY, CA 92407  
TEL: 760-930-8000

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<b>ELECTRIC:</b> SOUTHWEST CALIFORNIA ENERGY COMPANY 10700 BURNING TREE VICTORVILLE, CALIFORNIA 92380 (760) 930-9000	<b>SEWER:</b> CITY OF VICTORVILLE 10700 BURNING TREE VICTORVILLE, CALIFORNIA 92380 (760) 930-9000
<b>WATERWIRE:</b> SOUTHWEST CALIFORNIA ENERGY COMPANY 10700 BURNING TREE VICTORVILLE, CALIFORNIA 92380 (760) 930-9000	<b>WATER:</b> SOUTHWEST CALIFORNIA ENERGY COMPANY 10700 BURNING TREE VICTORVILLE, CALIFORNIA 92380 (760) 930-9000
<b>WIRELESS:</b> SPRINT 1801 W. 9th St. VICTORVILLE, CALIFORNIA 92380 (760) 244-4444	<b>INTERNET:</b> VICTORVILLE INTERNET, INC. 10700 BURNING TREE VICTORVILLE, CALIFORNIA 92380 (760) 930-9000

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO BEING BLK 9 & STATED IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
THE MEASUREMENT BEING MAP 17603, PARCEL MAP NO. 17603, PARCEL MAP BOOK 230, PAGES 13 & 14, PARCELS 1 TO 18 IN 12 TO 17.

**AREA SUMMARY**

PARCEL 1	0.69 ACRES
PARCEL 2	0.83 ACRES
PARCEL 3	2.32 ACRES
PARCEL 4	0.89 ACRES
PARCEL 5	3.47 ACRES
PARCEL 6	0.61 ACRES
PARCEL 7	0.60 ACRES
PARCEL 8	1.00 ACRES
PARCEL 9	0.59 ACRES
PARCEL 10	0.53 ACRES
PARCEL 11	1.10 ACRES
PARCEL 12	3.33 ACRES
PARCEL 13	1.57 ACRES
PARCEL 14	5.92 ACRES
PARCEL 15	2.21 ACRES
PARCEL 16	3.19 ACRES
PARCEL 17	4.18 ACRES
PARCEL 18	1.50 ACRES
TOTAL	34.74 ACRES



DATE: 10/20/2020  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
PROJECT: VICTORVILLE CONNECTION PROJECT  
SHEET NUMBER: 1 OF 2 SHEETS  
SHEET TITLE: TENTATIVE PARCEL MAP NO. 20402

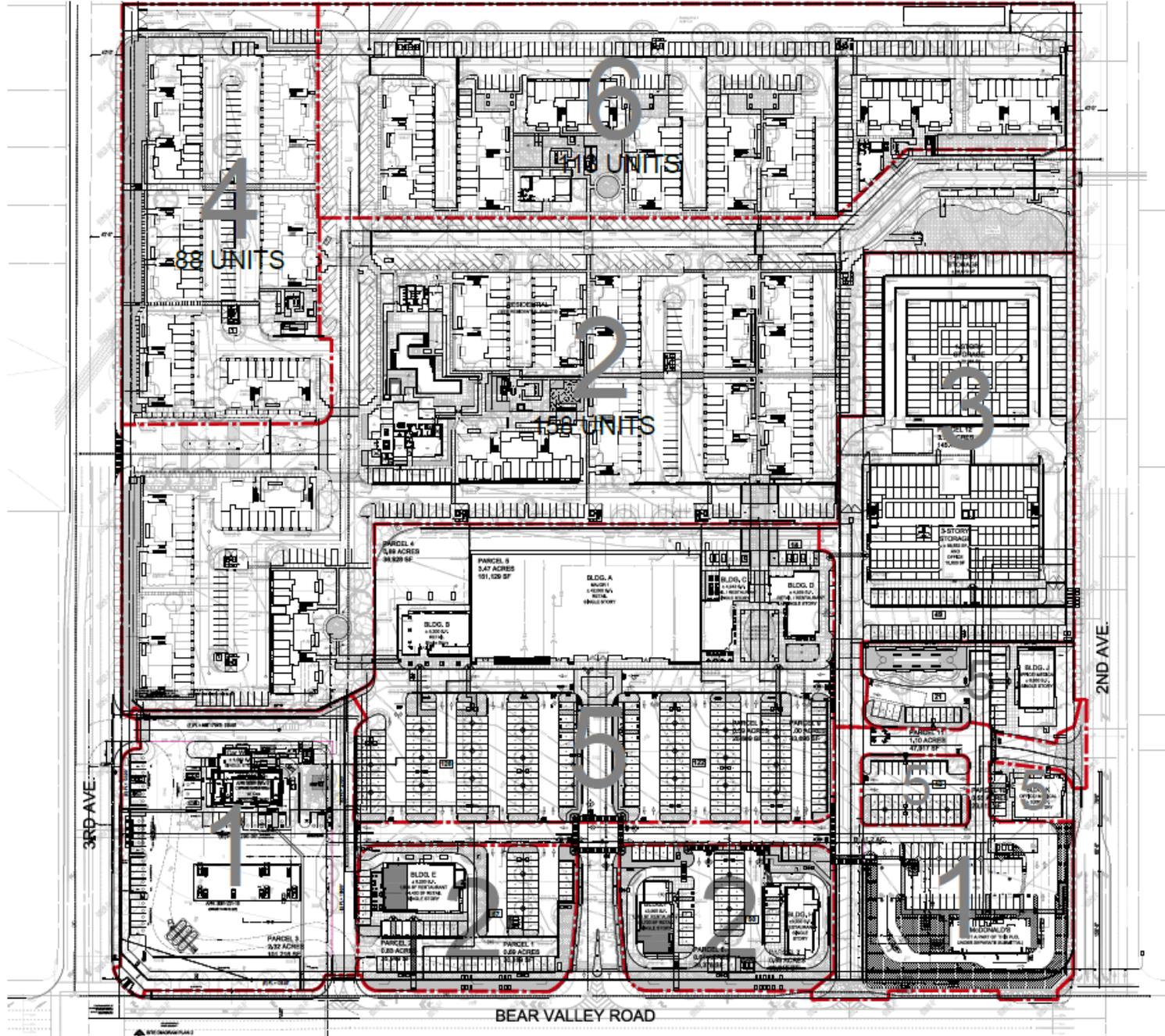
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**PROJECT:** VICTORVILLE CONNECTION PROJECT  
**LOCATION:** BEAR VALLEY ROAD & 2ND AVE  
VICTORVILLE, CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 20402**

DATE: 10/20/2020  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN  
PROJECT: VICTORVILLE CONNECTION PROJECT  
SHEET NUMBER: 1 OF 2 SHEETS  
SHEET TITLE: TENTATIVE PARCEL MAP NO. 20402



Exhibit 4: Phasing Plan



PHASING PLAN A1.2

**VICTORVILLE CONNECTION**  
 BEAR VALLEY ROAD, BETWEEN 2ND AVENUE & 3RD AVENUE, VICTORVILLE, CA

BEAR VALLEY DEVELOPMENT COMPANY, LLC

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**DLR Group**  
 Architecture Engineering Planning Interiors

**npca** **WHA**

**Exhibit 5: Site Photos**



Source: Google Earth

Southwest corner of the Project Site viewed from Bear Valley Road. The signs and K-Rail block the incomplete section of 3<sup>rd</sup> Avenue.



Source: Google Earth

Southeast corner of the Project Site viewed from the Bear Valley Road and 2<sup>nd</sup> Avenue Intersection.

**Exhibit 5: Site Photos Cont.**



*Source: Google Earth*

Northeast corner of the Project Site viewed from 2<sup>nd</sup> Avenue.



*Source: Google Earth*

View of the Project Site facing Northwest on 2<sup>nd</sup> Avenue.

**Exhibit 5: Site Photos Cont.**



*Source: Google Earth*

Northern Boundary of the Project Site viewed from 3<sup>rd</sup> Avenue.



*Source: Google Earth*

View of the Project Site facing Northeast on 3<sup>rd</sup> Avenue.

**D. PERMITTED AND CONDITIONAL USES**

**a. DISTRICT 1 – MULTI-FAMILY RESIDENTIAL DISTRICT**

See Title 16, Chapter 3, Article 7, Section 16-3.07.010 of the Victorville Municipal Code. Adheres to Very-High Density Residential (R4) Land Uses.

(1) Also permits:

- i. Multiple-Family Residential (20.14 units/acre maximum).

**b. DISTRICT 2 – COMMERCIAL DISTRICT**

See Title 16, Chapter 3, Article 7, Section 16-3.07.010 of the Victorville Municipal Code. Adheres to General Commercial (C2/C4) Land Uses.

(1) Also permits:

- i. Storage facilities – self-storage
- ii. Gas Station
- iii. Car Wash – full service

(2) Additional Multiple-Family Residential (20.14 units/acre maximum) that adheres to *District 1* guidelines may be permitted in District 2 per City Staff review.

- i. Multiple-Family Residential (20.14 units/acre maximum) shall not exceed 50% of development within District 2. Appendix A provides an optional site plan in which Multiple-Family Residential (20.14 units/acre maximum) occurs within District 2.
- ii. If Multiple-Family Residential (20.14 units/acre maximum) is proposed within District 2, applicable technical studies may be required at the time of proposal. Review will be conducted by City Staff.

**c. SPECIAL REQUIREMENTS FOR CERTAIN PERMITTED AND CONDITIONAL USES**

See Title 16, Chapter 3, Article 7, Section 16-3.07.020 of the Victorville Municipal Code.

**d. PROHIBITED USES**

See Title 16, Chapter 3, Article 7, Section 16-3.07.025 of the Victorville Municipal Code.

**e. ACCESSORY USES AND STRUCTURES**

(1) *Applies to District 1*

See Title 16, Chapter 3, Article 7, Section 16-3.07.030 of the Victorville Municipal Code.

(2) *Applies to District 2*

See Title 16, Chapter 3, Article 7, Section 16-3.07.040 of the Victorville Municipal Code.

**f. TEMPORARY USES**

See Title 16, Chapter 3, Article 7, Section 16-3.07.010 & 16-3.07.050 of the Victorville Municipal Code.

**E. LAND USE DEVELOPMENT STANDARDS**

Development standards for the residential and commercial districts are found in Table 2. These standards are intended to supplement the R-4 Residential Development Standards for District 1 and the C-2/C-4 Commercial Development Standards for District 2.

**Table 2: District General Development Standards**

Requirements	District 1 (Multi-Family Residential)	District 2 (Commercial)
Maximum Lot Coverage	60%	75%
Maximum Building Height	40 ft.*	50 ft.
Minimum Setbacks		
<i>Front Yard</i>	15 ft.	10 ft.
<i>Side and Rear Yard</i>	–	–
<i>Street side</i>	10 ft.	10 ft.
<i>Interior side &amp; rear</i>	5 ft.	0 ft.
<i>Rear</i>	10 ft.	0 ft.
<i>Setback Adjacent to District 1*</i>	N/A	30 ft.**
<i>Setback from District 2</i>	10 ft.	N/A
Maximum Residential Density	20.14 du/ac	N/A
Maximum Fence/Wall Height	8 ft.	8 ft.

\*No principal building shall exceed a height of one story when located within one hundred feet of an existing single-family residence.

\*\*Parcel 12 is allowed a 0 ft. setback from the District 1 boundary. However, Parcel 12 is required to maintain a 40 ft. setback from any residential buildings within District 1.

**a. BUILDING HEIGHT LIMITATIONS AND EXEMPTIONS**

- (1) Antennas intended for private use such as satellite dishes are not included in the building height and may project up to ten (10) feet above the height of the building it is attached to.
- (2) Architectural features such as chimneys may exceed building height up to a maximum of fifty (50) percent of the height of the building it is attached to.

**Table 3: Minimum Dwelling Unit Areas**

Dwelling Unit Type	Minimum Dwelling Areas
<i>Studio Apartments</i>	600 sq. ft.
<i>One Bedroom Apartments</i>	700 sq. ft.
<i>Two Bedroom Apartments</i>	900 sq. ft.
<i>Three Bedroom Apartments</i>	1,100 sq. ft.

**b. RESIDENTIAL OPEN SPACE**

- (1) Private Open Space
  - i. A minimum of 75 square feet of enclosed private open space should be provided for each residential unit.
  - ii. Ground-level private open space shall be located adjacent to the dwelling unit.
- (2) Multi-family common amenity requirements are found in Table 4.
- (3) Active common open space to be evenly dispersed throughout the residential areas with the final design, location, and installation schedule to be approved by the Planning Commission or Zoning Administrator in conjunction with the required Development Plan.

**Table 4: District 1 Common Amenity Requirements**

	Type	Number of Required Facilities
<b>300 – 400 Dwelling Units</b>	Major Recreation Facilities – <i>include recreation buildings, swimming pools, water-play fountains, tennis courts, amphitheaters, large sports fields, and other major amenities requiring significant investment and appropriate to serve project residents</i>	4
	Minor Recreation Facilities – <i>include children's play areas (tot lots), spas or saunas, picnic and barbecue areas, basketball courts, volleyball courts, community gardens, and other similar amenities requiring a less significant investment and appropriate to serve project residents</i>	9

**F. PARKING**

Off-street parking and distributions are found in Table 5. Although provided parking does not meet the off-street parking requirements per the V.M.C, this PUD entails a parking sharing program that grants a 10% reduction in the number of parking spaces required due to the local serving uses that offer walkable access to residents from the multi-family housing in District 1. Additionally, the interconnectivity of the Project allows parking areas to serve multiple buildings across parcel lines. Reciprocal parking agreements may be required.

Parking is provided in District 1 at a ratio of 1.94 parking spaces per dwelling unit. Parking within District 1 is provided in the form of 263 garage spaces, 22 accessible garage spaces, 121 carport spaces, 306 surface spaces, and 17 accessible surface spaces for a total of 729 residential parking spaces. Surface parking is provided in District 2 with 502 standard parking spaces, 26 accessible parking spaces, and 1 loading parking space for a total of 529 parking spaces in District 2.

**Table 5: Parking Distribution**

PARKING FOR ORIGINAL SITE PLAN (NON-RESIDENTIAL)	USE	SIZE (SQUARE FEET)	PARKING PROVIDED	
<b>Parcel 1 (0.69 acres)</b>	Parking			
			STANDARD PARKING	45
			ACCESSIBLE PARKING	-
			<b>TOTAL PARKING</b>	<b>45</b>
<b>Parcel 2 (0.83 acres)</b>				
<b>Building E</b>	Drive-Thru	1,800 SF	STANDARD PARKING	24
	Retail	4,400 SF	ACCESSIBLE PARKING	4
			<b>TOTAL PARKING</b>	<b>28</b>
<b>Parcel 3 (2.32 acres)</b>				
<b>Convenience Store with Fueling Station &amp; Car Wash</b>		4,592 SF	STANDARD PARKING	35
			ACCESSIBLE PARKING	2
			LOADING PARKING	1
			<b>TOTAL PARKING</b>	<b>38</b>
<b>Parcel 4 (0.89 acres)</b>				
<b>Building B</b>	Retail	5,300 SF	STANDARD PARKING	21
			ACCESSIBLE PARKING	1
			<b>TOTAL PARKING</b>	<b>22</b>
<b>Parcel 5 (3.47 acres)</b>				
<b>Building A</b>	Retail	42,000 SF	STANDARD PARKING	156
			ACCESSIBLE PARKING	9
			<b>TOTAL PARKING</b>	<b>165</b>
<b>Parcel 6 (0.61 acres)</b>				
<b>Building F</b>	Drive-Thru	1,800 SF	STANDARD PARKING	25
	Retail	1,700 SF	ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>27</b>
<b>Parcel 7 (0.69 acres)</b>				
<b>Building H</b>	Drive-Thru	3,000 SF	STANDARD PARKING	21
			ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>23</b>
<b>Parcel 8 (0.59 acres)</b>				
<b>Building C</b>	Retail/Restaurant	4,242 SF	STANDARD PARKING	30
			ACCESSIBLE PARKING	-
			<b>TOTAL PARKING</b>	<b>30</b>
<b>Parcel 9 (1.00 acres)</b>				
<b>Building D</b>	Retail/Restaurant	4,535 SF	STANDARD PARKING	39
			ACCESSIBLE PARKING	-
			<b>TOTAL PARKING</b>	<b>39</b>
<b>Parcel 10 (0.55 acres)</b>				
<b>Building K</b>	Office/Medical	3,280 SF	STANDARD PARKING	29
			ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>31</b>
<b>Parcel 11 (1.10 acres)</b>				

<b>Building J</b>	Office/Medical	6,800 SF	STANDARD PARKING	30
			ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>32</b>
<b>Parcel 12 (3.33 acres)</b>				
<b>1-Story Storage</b>	Storage	40,631 SF	STANDARD PARKING	47
<b>3-Story Storage</b>	Office	10,000 SF	ACCESSIBLE PARKING	2
	Storage	96,552 SF	<b>TOTAL PARKING</b>	<b>49</b>
<b>PARKING FOR ORIGINAL SITE PLAN (RESIDENTIAL)</b>	<b>USE</b>	<b>Number of Dwelling Units</b>	<b>PARKING PROVIDED</b>	
<b>Parcel 13 (1.67 acres)</b>				
<b>Multi-Family Residential</b>	Residential	48	STANDARD GARAGE PARKING	36
			ACCESSIBLE GARAGE PARKING	4
			STANDARD CARPORT PARKING	1
			STANDARD PARKING	26
			ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>69</b>
<b>Parcel 14 (5.92 acres)</b>				
<b>Multi-Family Residential</b>	Residential	68	STANDARD GARAGE PARKING	49
			ACCESSIBLE GARAGE PARKING	4
			STANDARD CARPORT PARKING	45
			STANDARD PARKING	110
			ACCESSIBLE PARKING	5
			<b>TOTAL PARKING</b>	<b>213</b>
<b>Parcel 15 (2.21 acres)</b>				
<b>Multi-Family Residential</b>	Residential	56	STANDARD GARAGE PARKING	40
			ACCESSIBLE GARAGE PARKING	3
			STANDARD CARPORT PARKING	15
			STANDARD PARKING	32
			ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>92</b>
<b>Parcel 16 (3.19 acres)</b>				
<b>Multi-Family Residential</b>	Residential	88	STANDARD GARAGE PARKING	62
			ACCESSIBLE GARAGE PARKING	4
			STANDARD CARPORT PARKING	16
			STANDARD PARKING	26
			ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>110</b>
<b>Parcel 17 (4.18 acres)</b>				
<b>Multi-Family Residential</b>	Residential	86	STANDARD GARAGE PARKING	58
			ACCESSIBLE GARAGE PARKING	5
			STANDARD CARPORT PARKING	29
			STANDARD PARKING	88
			ACCESSIBLE PARKING	4
			<b>TOTAL PARKING</b>	<b>184</b>
<b>Parcel 18 (1.50 acres)</b>				
<b>Multi-Family Residential</b>	Residential	30	STANDARD GARAGE PARKING	18
			ACCESSIBLE GARAGE PARKING	2

			STANDARD CARPORT PARKING	15
			STANDARD PARKING	24
			ACCESSIBLE PARKING	2
			<b>TOTAL PARKING</b>	<b>61</b>
<b>Total Project (34.74 acres)</b>				
			STANDARD PARKING	1,192
			ACCESSIBLE PARKING	65
			LOADING PARKING	1
			<b>TOTAL PARKING</b>	<b>1,258</b>

## G. SITE DESIGN

### a. APPLICABILITY

This section applies to improvements located on the surface of the site including, but not limited to, buildings, landscaping, service areas, paths of travel, and open spaces. These standards are intended to supplement the Commercial Design Guidelines and Multi-family Design Guidelines as outlined in the V.M.C.

### b. BUILDING LAYOUT

#### (1) **District 1: Multi-Family Residential Building Layout**

Up to three story building(s) with a maximum height of 40 feet.

- i. Buildings should be oriented toward street frontages along internal driveways and pedestrian areas (e.g. walkways and recreational amenities) to create an inviting streetscape and common areas that promote pedestrian activity in and around the site.
- ii. Where buildings are oriented toward public street frontages or common areas, entrances to residential units should have recessed entryways, porches, stoops facing the public street/common area, or architectural treatment defining entry way.

#### (2) **District 2: Commercial Building Layout**

Up to three story building(s) with a maximum height of 50 feet.

- i. Buildings, building entrances, courtyards, and seating should be designed to encourage interaction among occupants and passersby.
- ii. The building layout should be designed to create a safe, attractive, and cohesive streetscape where pedestrians can see building entrances, signs, and businesses (where provided).
- iii. Building façades should be designed to create articulation and visual interest along a block face and to reinforce the pedestrian scale and character of the street.

### c. PEDESTRIAN ACCESS

#### (1) **District 1: Multi-Family Residential Pedestrian Access**

- i. Multi-family residential buildings should have separate individual entries to each dwelling unit accessible via an internal courtyard, street frontage, breezeway, common exterior corridor, or private driveway.
- ii. Entry points should have thematic signage and markers for identity and emphasis. The design should remain consistent throughout the entire community.

(2) ***District 2: Commercial Pedestrian Access***

- i. Strengthen pedestrian circulation by encouraging landscaping and building elements, such as enhanced paving materials, accent lighting, streetscape furniture and adequate sidewalk space, which will contribute to pedestrian environments that are attractive and in accordance with Americans with Disabilities Act (ADA) code.
- ii. Signage should be incorporated into a well-designed entry to visually link the site entry to the buildings visible to pedestrians.
- iii. Provide accessible paths-of-travel that interconnect retail buildings and link to the public right-of-way.

**d. WALKWAYS AND STAIRS**

(1) **Applies to ALL Districts**

- i. Walkways should be compliant with accessibility requirements, have a flat surface, and be routed to minimize a meandering path between buildings.
- ii. Stairs that access upper-story units should have risers and abut the building wall on at least one side. Stairwells must use the same colors, materials, and finish as the building they serve.

(2) **Applies to District 2**

- i. All walkways should be integrated with the public sidewalk system, where available.
- ii. All walkways or any other pedestrian paths should provide unimpeded access from an abutting public roadway to each building and unit entry, stairways, parking areas, common outdoor space, and other common areas.

**e. SECURITY AND SAFETY**

- (1) Paths, vehicular access drives, courts and other extended open space areas that are hidden from offsite views should incorporate a viewpoint (window, balcony, patio, etc.) at least every 30 feet.
- (2) Effective pathway lighting and lighting in recessed entryways should be incorporated to allow for visibility from the street, driveways, and other common public areas.
- (3) The lighting standards for each zone should apply (*see LIGHTING, page 22*).

**f. DRIVEWAYS**

(1) ***District 1: Multi-Family Residential Driveways***

- i. Garage and carport entrances, when located on side yards, should be oriented perpendicular to the orientation of the primary street frontage to reduce their visibility.
- ii. The primary secured driveway design should include space outside of the drive aisle sufficient to allow for a vehicle to turn around without impeding vehicle flow and a pullout area for delivery vehicles, which may be combined with the turnaround area.

## **H. ENTRYWAY DESIGN**

### **a. ARTICULATION**

The perimeter of a development is an important feature to unify communities and businesses with the surrounding streetscape in order to create an attractive, cohesive, appearance. Design of the site's entryways should incorporate landscaping, materials and finishes, and signage that identify the development and match the architectural style of the buildings. Where fencing and walls are necessary, these materials should comply with the requirements of the zone in which they are located.

### **b. PROJECT ENTRIES**

Vehicular access to the site should provide the following:

- (1) Project entry elements, as identified in this Section, should be provided along all public street frontages.
- (2) The following should be included in the design of the main entrance to developments:
  - i. Incorporate architectural features that are similar and complementary to create a distinctive appearance.
  - ii. Landscape plan of groundcover, shrubs, and trees.
  - iii. Project identification sign per Master Sign Program.
  - iv. Decorative paving material such as textured or brushed concrete at driveway entrances.
- (3) Where fencing is proposed along public frontages, such fencing should be setback in accordance with the PUD development standards and should be open view unless otherwise required to be solid for noise attenuation or screening purposes. Open view fencing should also be required where located adjacent to open space areas.

## **I. BUILDING DESIGN AND ARCHITECTURAL TREATMENTS**

### **a. ARTICULATION**

When building design and architectural treatments work in tandem, they create a consistent exterior that is cohesive, purposeful, and inviting. Site design should incorporate materials, finishes, and landscape that work together to create a unified development.

- (1) Articulation requirements can be satisfied through private outdoor space inset into the building wall and enclosed on three sides.
- (2) Residential buildings should provide architectural projections such as roof overhangs, box windows, covered stairwells, pilasters, towers, bay windows, or balconies. Porches, patios, verandas, private open spaces, or unit entries are required on the exposed façades of units located at building corners.
- (3) Residential buildings with two or more stories should have a maximum length of 160 feet without pop-outs, separations, changes in the roof line to break up the building facade. Commercial and office buildings should have a maximum length of 300 feet without pop-outs, separations, changes in the roof line to break up the building façade.

### **b. GROUND-FLOOR AREAS – OFFICE AND COMMERCIAL USES**

- (1) Ground-floor uses should be directly accessible from adjacent walkways or parking areas.
- (2) Ground-floor floor-to-ceiling height should be a minimum of 14 feet.
- (3) Access to the ground-floor spaces should be at sidewalk grade.

**c. ROOF TREATMENTS**

- (1) Roof materials should relate to the design and architectural style of the building.
- (2) Roofs and other architectural elements should be constructed to prevent pooling of water on surfaces.
- (3) Roof forms should be designed to correspond and denote building elements and functions such as entrances and arcades.

**d. DOORS AND WINDOWS**

- (1) All multi-family building elevations should contain windows, except when necessary to assure privacy for adjacent property owners.
- (2) All windows within a building and across a façade should be related in design, operating type, proportions, and trim.

**e. MATERIALS AND FINISHES**

- (1) All multi-family buildings should use materials rated for residential construction, and high-quality materials and detailing should be used on all sides of the buildings, not just on the front façade.
- (2) Exterior building colors should be compatible with the surrounding neighborhood setting, match the character of similar developments in the City of Victorville and compliment the architectural style of the buildings.
- (3) Buildings should be designed and constructed with materials and colors that relate to surrounding developments and should enhance the character of the community. Changes in material or color should be designed with a change in the wall plane. Compatible materials should be used on all sides of the buildings.

**f. DESIGN CONSISTENCY**

(1) ***ALL Districts Design Consistency***

- i. Overall project design should be complementary throughout District 1 and District 2 to create a cohesive development.
- ii. Building design elements in District 1 and District 2 should be coordinated in a way that connects the individual land uses.

(2) ***District 1: Multi-Family Residential Design Consistency***

- i. Building design should be consistent for all dwelling units.
- ii. All buildings within District 1 should incorporate design elements that create a cohesive appearance.

(3) ***District 2: Commercial Design Consistency***

- i. Building design should be consistent for all commercial buildings.
- ii. Building design should be consistent for all office buildings.
- iii. Building design should be consistent for all storage buildings.
- iv. All buildings within District 2 should incorporate design elements that create a cohesive appearance.

## **J. LIGHTING**

The following requirements should be in addition to those set forth in the City of Victorville Municipal Code for each specific zoning district which applies to development.

### **a. LIGHTING DESIGN**

- (1) Exterior lighting should be designed as an integral part of the building and landscape design. All exterior lighting should be prevented from projecting light upward or excessively either by placement beneath building eaves or by an integral shield of the lighting fixture, such as a hood. Nighttime illumination should include fully shielded path lights for walkways.
- (2) No portion of a lighting fixture should be mounted above the building façade or above the roof of the building.
- (3) Lighting should be limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features. If area lighting is necessary, then lighting should be directed downward or employ control features to avoid light being directed offsite as well as to avoid lighting of the nighttime sky. However, lighting over an entire area is strongly discouraged.
- (4) Lighting should be designed in a way that does not create glare visible to any residential unit or illuminate on other buildings.
- (5) In order to conserve energy and reduce long-term costs, energy-efficient, Energy Star-certified lamps should be used for all lighting, and hours of operation should be monitored and limited to avoid waste. LED or low voltage lighting, and lighting activated through the use of photocells (solar), motion sensors, and automatic timers, should be used where feasible.

## **K. WALLS AND FENCES**

### **a. WALLS AND FENCES DESIGN**

- (1) A combination of walls, fences, and shrubs may be used for screening purposes.
- (2) District 2 should provide screened landscaping, such as shrubs and hedges, and an opaque wall or fence along the northern boundary of Parcel 3 to soften the visual aesthetic of the commercial use and create a pleasing aesthetic near residential uses.
- (3) No fence, wall, or hedge should exceed the height required to fully screen from view, reduce noise, and/or secure the property.
- (4) All walls and fences should be constructed in a way that compliments building design and landscape.
- (5) Walls and fences should be installed in a professional manner utilizing treated materials that can withstand the environment.
- (6) Chain link fence, razor wire and/or barb wire are prohibited.

## **L. LANDSCAPING**

The following requirements shall be in addition to those set forth in the City of Victorville Municipal Code for each specific zoning district which applies to development.

### **a. ARTICULATION**

Landscaping shall be incorporated into new development and designed to soften the manmade environment by providing vegetative buffers and open space.

- (1) Parking lot landscape should be used to reinforce pedestrian and vehicular circulation at parking lot entrances, driving aisles, and pedestrian walkways.
- (2) Landscape should be utilized in open areas created by building modulation.
- (3) New development should incorporate accent landscape plantings along building facades that highlight architectural features and help create inviting frontages.
- (4) All development shall include coordinated landscaping throughout the PUD, including matching landscape materials, plant species, and general design.

## **M. MASTER SIGN PROGRAM**

All signage within the PUD shall be consistent with an approved Master Sign Program. The Master Sign Program shall be reviewed and approved by the Planning Commission or Zoning Administrator and shall include unified and coordinated freestanding sign designs that incorporate architectural features, designs, and materials that complement the development on-site. Any signage inconsistent with the development standards of the V.M.C. shall require review and approval by the Planning Commission.

## **II. Administration of Ordinance.**

### **A. APPLICABILITY**

All development within the PUD shall be designed and constructed pursuant to the standards and guidelines herein. Where the PUD is silent on a standard, then the City of Victorville Municipal Code standard or guideline shall govern. In the event of a conflict between these provisions and the provisions of the Victorville Municipal Code, the PUD Standards shall supersede.

### **B. PUD CHANGES**

In accordance with the V.M.C. and this Ordinance, the Zoning Administrator is authorized to render interpretations of this Ordinance and to administratively approve minor changes to the project and the approved Development Plan. The Zoning Administrator shall also be responsible for determining PUD changes that necessitate review and approval by the City Council.

#### **a. ADMINISTRATIVE APPROVALS**

Minor Change (Zoning Administrator Approval) - May include but shall not be limited to non-substantial elevation changes (proposed change equal to or less than 10% of the existing elevation), movement of building locations/orientation, minor adjustment of on-site circulation patterns, decreased setbacks (proposed change equal to or less than 20% of the existing setback), etc. that increase the quality of or at a minimum do not reduce the quality of the original approval.

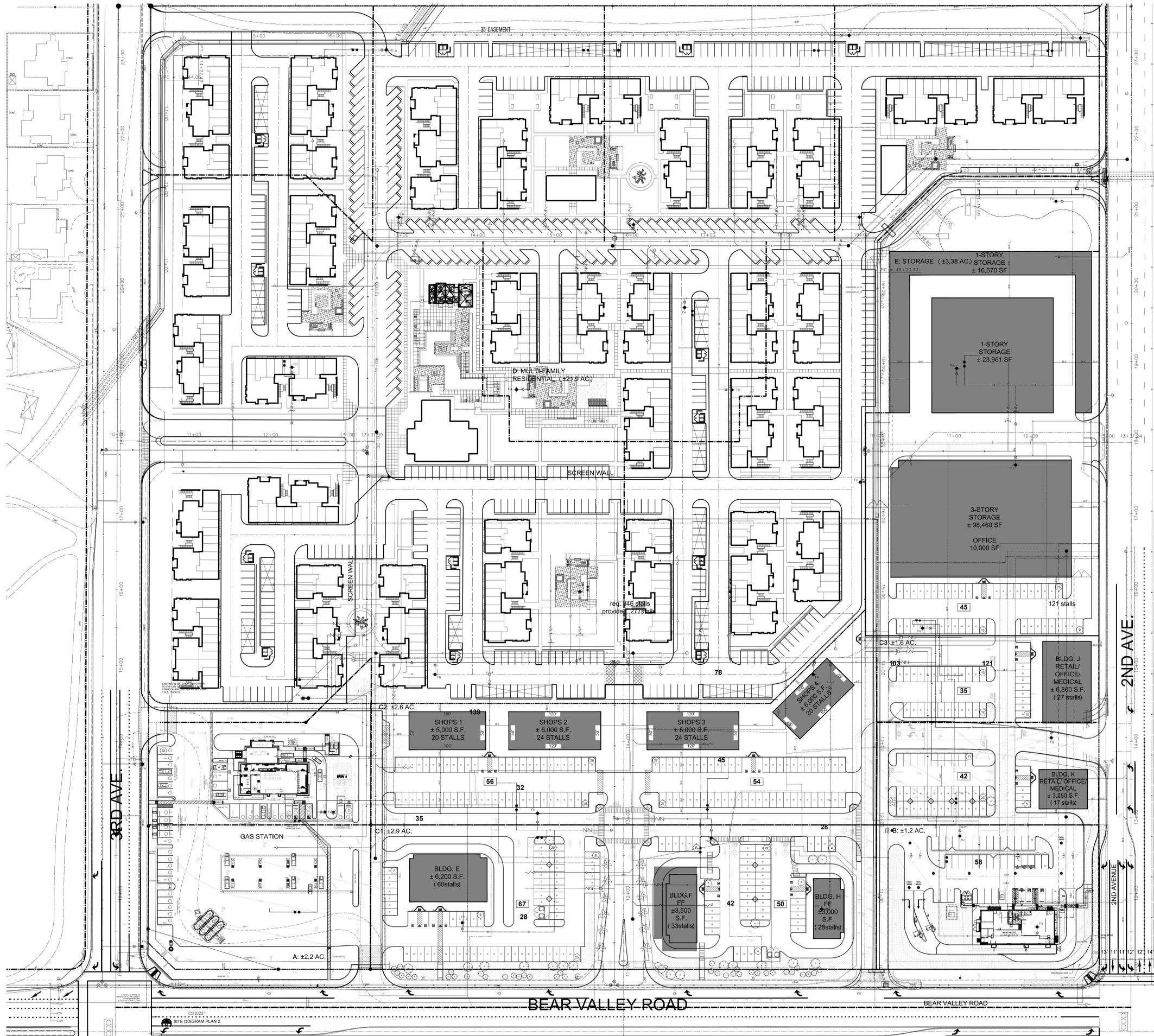
#### **b. PLANNING COMMISSION APPROVALS**

Major Changes will be evaluated by the Planning Commission and a recommendation will be provided to the City Council.

#### **c. CITY COUNCIL APPROVALS**

Major Change (City Council Approval) - Upon recommendation by the Planning Commission, changes to this Ordinance that allow further deviations from typical V.M.C. standards, such as reduced required parking, decreased setbacks, additional building height, additional density, etc.

# **Appendix A: Proposed Site Plan Alternative No. 2**



**SUMMARY:**

**PARCEL A (GAS STATION)** = ± 2.1 AC.  
**RETAIL** = ± 3,500 S.F.  
**PARKING PROVIDED** = ± 38 SPACES

**PARCEL B (McDonald)** = ± 1.2 AC.  
**FAST FOOD** = ± 4,400 S.F.  
**PARKING REQ.** = 44 SPACES  
**PARKING PROVIDED** = ± 57 SPACES

**PARCEL C1 (RETAIL)** = ± 2.9 AC  
**PADS W/ DRIVE THRU** = ± 12,700 S.F.

**PARKING PROVIDED**  
**DRIVE THRU** = ± 117 SPACES  
**RATIO** = 10/1000

**PARCEL C2 (RETAIL)** = ± 2.6 AC  
**PADS AND SHOPS** = ± 22,000 S.F.  
**PARKING PROVIDED** = 110 SPACES  
**RATIO** = ± 4.7/1000

**PARCEL C3 (RETAIL/ OFFICE)** = ± 1.6 AC  
**RETAIL/OFFICE/MEDICAL** = ± 10,080 S.F.

**TOTAL** = ± 44,780 S.F.  
**PARKING PROVIDED** = ± 304 SPACES  
**OVERALL PARKING RATIO** = 6.7/1000

**PARCEL D (RESIDENTIAL)** = ± 21.9 AC  
**UNITS** = 438  
**GROSS RESIDENTIAL AREA** = 500,000  
**AMENITY GROSS AREA** = 10,300  
**PARKING REQUIRED** = 876  
**PARKING PROVIDED** = 876

**PARCEL E** = ± 3.3 AC  
**STORAGE / OFFICE** = ± 139,091 SF.  
**OFFICE** = 10,000 SF.

**OFFICE PARKING RATIO** = 4/1000  
**PARKING PROVIDED** = ± 45 SPACES

**PROPOSED SITE PLAN- ALT**  
 SCALE: 1" = 50' -0"

Conceptual Design Package