

Planned Unit Development Text  
October 21, 2022

**I. Introduction**

The subject property is ±11.8 acres, located at 2577 Walker Lake Road (the “Property”), and is currently undeveloped, vacant land. The Property is bordered on the west by agricultural land, to the north is Walker Lake Road and condominiums, to the south is a movie theater, and to the east is a shopping center. The property is currently zoned B (Business District).

The request is to rezone the property from B to PUD, Planned Unit Development as provided for by Ordinance No. 22-37 of the city of Ontario (Zoning Code Chapter 1138). The proposal is to redevelop the site with a mixed use development consisting of a new hotel, office, restaurant/retail, and residential uses. There will be 3 buildings developed on the site in Phase 1, with future residential units in Phase 2. The site will be split into upto six (6) parcels for financing purposes. The six (6) parcels will be stand-alone sub areas that can be rezoned independently of the other parcels, to preclude the need to rezone the entire ±11.8 acre site if the need arises in the future. Final approval will be based on the recommendations of the local fire department.

The desire of the local government and the owner is to place the property in the PUD district to facilitate the financing of the development plus to identify and fund the necessary infrastructure associated with the introduction of new public and private amenities for the property. The ±11.8 acre site will be split into upto six (6) separate parcels with the required easements to provide vehicle and pedestrian access as well as cross parking provisions.

Reasonable deed covenants to be determined by the Planning Commission prior to final approval. Some examples of restrictions could be the following:

- Swimming pools
- Firepits
- RV parking
- Parking in front of townhouse garages
- Accessory structure limitations

**II. Development Standards**

**A. Allowable Uses**

- Offices
- Hotels
- Restaurants
- Breweries, Distilleries and Wineries
- Sale of goods at retail – limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
- Personal services

- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services
- Multifamily Residential

**B. Design Regulations**

1. Character

The owner is proposing the redevelopment of the site with a mix of uses. There are upto six (6) parcels proposed for the existing site located at 2577 Walker Lake Road. This submission is to provide detailed exterior elevations and building materials along with an overall sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

The hotel is designed with the most recent prototype from Hilton for the Home2 by Hilton design package. The elevations of the hotel are contained in this application for review and approval. The office building, restaurant building and residential lots are shown as pad ready sites. Additional architectural review and approvals will follow.

The architectural style of the proposed buildings is meant to complement the entire development design standards while differentiating each building from one another. The maximum building height for the development will be 60’ with the townhomes, office and retail/restaurant being a maximum height not to exceed 50’. The speculative 2-story office buildings within the development utilize traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials found throughout the development will be:

- Exterior facade
  - Stone
  - Brick
  - Stucco
  - Vinyl Siding
    - Only to be utilized on the side and rear of any building
  - Cement board siding
  - Composite siding
- Roofing
  - Thermoplastic Polyolefin Membrane
  - Asphalt Shingle
- Fence

- Vinyl or Metal with a maximum height not to exceed six feet.
- Chain link fences not to exceed eight (8) feet in height will only be permitted in pet park areas.

\*Any substitution of the aforementioned will require Planning Commission approval.

## 2. Tract Coverage

Tract coverage for the hotel, restaurant/retail, and office parcels is shown on the site plan included with this PUD district application. The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review process.

- Minimum Distance between buildings to be no less than twelve feet.
- Residential Parcel
  - Available uses consist of multi-family, apartments and townhomes.
  - Types of units will be a mix of 1-4 bedroom dwellings.
  - Porches not to exceed ¼ the size of the square footage found on that level of the dwelling.
  - Community Green Space to include a shared pet park, tot lot, gazebo, seating and recreational area.
  - Density not to exceed 20.0 units per acre on residential lots.
- Minimum square footage per dwelling unit will follow requirements outlined in Section 1141.01 (c) net living area of the OCO with a reduction up to 10%.

### Green Space Requirements:

- Hotel - 15% Green
- Future Office- 45% Green (including basin)
- Future Restaurant/Retail- 20% Green
- Multiple Family Residential- 35% Green

## 3. Lighting

Lighting will comply with the current requirements in OCO or indicate divergences

## 4. Graphic/Signage

Each parcel will submit a sign package for city approval based on existing city signage requirements per the zoning ordinance found within the type of development found on that parcel.

Tenant monument sign located at the entrance drive off of Walker Lake Road. To include up to six (6) spaces for tenants of the retail, office and hotel.

## 5. Height

- Maximum height of buildings not to exceed 60 feet to the highest point on the

building. Townhomes, retail/restaurant and office buildings do not exceed 50 feet to the highest point on the building.

6. Setbacks are determined by site plans approved by the Planning Commission.

### **C. Traffic & Parking**

1. Access to the property will be depicted on the submitted site plan. Three curb cuts will be utilized in Phase 1. A fourth curb cut can be added if necessary with Phase 2. New sidewalks and other amenities will be added to the site to improve pedestrian access through the site per the site plan.

2. Upon the City's request a traffic impact study would be commissioned by the applicant and it will be reviewed and approved by the City as a part of the Planning Commission Approval process.

3. Parking

The parking areas are shown on the site plan which provides a total of 260 parking spaces in phase 1 and phase 2 will have 124 spaces for the apartment and two car garages with each townhome. The ±1.8 acre site may be split into up to six (6) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the six (6) lots. With the mix of uses and peak demand times varying throughout the day, crossing parking will ensure adequate parking when demands are desired from customers.

- Hotel - 1 per room and 1 Space per Employee (Assume 10) - 141 Provided
- Future Office- 1 Space per 225 SF of Floor Area - 103 Provided
- Future Restaurant/Retail- 1 Space per 3 Customers and 1 Space per Employee (assume 40 customers and 10 employees) - 27 Provided
- Multiple Family Residential- 2 Spaces per Townhome and 1.5 Space per Apartment dwelling - 180 Provided
- Garages will not qualify towards minimum spaces requirement.

### **D. General Requirements**

1. Environmental

- a. Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Ontario for detaining the

stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.

b. Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

c. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

2. Public Space Amenities

The applicant will provide public space amenities in various locations on the Property. Public space amenities are provided and incorporated at various locations around the site. Each parcel within the development will be responsible to incorporate a minimum of three (3) of the below public amenities. Planning commission may require additional amenities based on the individual approval process.

The public amenities shall be:

- a. Public Right-of-Way dedication
- b. Street Lighting
- c. Bike Parking
- d. New Pedestrian sidewalks
- e. Plaza / Meeting Area
- f. Street Trees (along the rights-of-way)
- g. Upgraded Landscaping
- h. Dedicated Patio Area
- i. Decorative Planting Areas
- j. Benches/Seating Area
- k. Pet Park
- l. Playground/Tot Lot

3. Maintenance

General maintenance including waste removal, snow removal and general upkeep of the structures and landscaping will be required by the individual parcel owner.

4. Landscaping

The landscaping will be uniform and consistent with the entirety of the development. Final approval will be required by the Planning Commission.

a. Screening

Landscaping and screening shall be installed in compliance with the Planning Commission approval.