

# Chapter 11: Plan Implementation

The City of Highland shall administer the implementation of the Mediterra Planned Development. The standards and specifications of this Planned Development document shall supersede the relevant provisions of the City's Zoning Ordinance, as they currently exist or may be amended in the future. Any development regulation and building requirements not addressed in the Specific Plan shall be subject to the City's adopted regulations.

## 11-1: Amendments to the Plan

### 11-1.a: Administrative Amendments

Administrative amendments allow for minor changes to the Plan and may be approved by the Director of Community Development. In all cases amendments must be found to be consistent with the objectives and standards of the Mediterra Planned Development Plan.

Upon determination by the Director of Community Development, certain minor modifications to the Plan shall not require formal amendments through public hearings. The Director of Community Development shall have the authority to approve modifications to the Plan as follows:

- Final adjustment of limits between A/Eq area of Plan and the Open Space.
- Changes made by utility and service providers.
- Minor deviations to adopted quantifiable development standards or expansion or reduction of the size of a Planning Area or the transfer of dwelling units between Planning Areas provided the deviation does not result in a change of more than 15% to an adopted quantifiable development standard or the expansion or reduction does not exceed 15% of the approved size of the Planning Area or the transfer does not exceed 15% of the number of units in the Planning Area.
- Minor changes to Landscape treatments, fencing, lighting, trails, and entry treatments, provided the modifications are in substantial conformance with the intent and theme of the specified design criteria.



- Any other modifications of a similar nature to those listed above and which are consistent with the purpose and intent of the Plan, the Highland Municipal Code, and the City of Highland General Plan.
- Changes in the drainage pattern, water quality management, and discharge locations as may be approved by the City Engineer.
- Realignment or modifications of internal streets as may be approved by the City Engineer.
- Revisions to the phasing plan and sequence of implementation as may be approved by City Staff.

### 11-1.b: Major Plan Amendments

Changes to the Mediterra Planned Development Plan that would substantially alter the land use or overall concept shall be considered major amendments and shall be reviewed by the Planning Commission and approved by the City Council including:

- Expansions or reductions of the size of a Planning Area provided the change exceeds 15% of the approved size in the Plan.
- Transfer of dwelling units between Planning Areas provided the change exceeds 15% of the number of units in the Planning Area and so long the overall number of units approved in the Plan is not exceeded.
- Annexation to the Plan of areas not originally included in the approved Plan.

For such major amendments to the Plan, it shall be the responsibility of the applicant to demonstrate that:

- The proposed amendment meets the goals and objectives of the City's General Plan and the original intent of the Mediterra Plan; and
- Any impacts to the Planned Development Plan resulting from the amendment can be satisfactorily addressed.

