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#### **4.11: Planned Development District (PD)**

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##### **4.11.1: Intent**

The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character, and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas.

##### **4.11.2: General**

- A.** Any area may apply to be zoned PD if one (1) or more of the following conditions are met:
  - 1. Separate land uses, which would not otherwise be permitted to locate within the same zoning district, are proposed for development on one or more adjacent parcels.
  - 2. Exceptions or variations to the existing regulations are essential for the project in terms of site, design, or dimensional requirements.
- B. Minimum Parcel Size:** 2.5 acres
- C. Minimum Lot Depth:** 200 feet
- D.** Lot shall adjoin or have direct access to at least one major street.
- E.** The site shall be in one (1) ownership, or if in several ownerships, the application for amendment to the Zoning Chapter shall be filed jointly by all of the owners.

##### **4.11.3: Uses**

- A. Permitted Uses:** The following uses or combination of uses shall be considered.
  - 1. Any use proposed by the developer and considered by the Planning Commission and City Council as being compatible to other nearby uses within and beyond the district may be permitted in such district, upon approval by the Planning Commission and City Council. A listing of permitted uses within a particular PD district shall be adopted as part of the regulations applying to that district. Thereafter, the uses permitted in the district shall be restricted to those listed, approved and adopted.
- B. Prohibited Uses:** The follow uses or combination of uses shall not be considered in the PD district.
  - 1. Sexually Oriented Businesses

##### **4.11.4: Design Criteria and Development Standards**

- A.** Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships. Variety in building types, heights, facades, setbacks, and size of open spaces shall be encouraged.
- B.** Densities for residential dwelling units shall not exceed one (1) unit per 2,500 square feet of land area including yard and other dimensional requirements.
- C.** Bufferyards: As determined as needed by the Planning Commission and City Council.
- D.** Open Space: As determined as needed by the Planning Commission and City Council.
- E.** All standards of the existing zoning district shall apply, if not specified otherwise in that particular PD district.

##### **4.11.5: Administrative Procedures with Regard to PD Zoning Districts**

- A. Zoning Chapter Amendment Required:** Any request pertaining to the establishment of a PD Zoning District shall be considered an amendment to the Zoning Chapter and shall be administered and processed in accordance with Section 5.4. The request shall first be submitted to the Planning Commission for review, public hearing, and recommendation, then forwarded to City Council for final action. If approved by the City Council, all information pertaining to the proposal shall be adopted. Any proposed changes in the district shall be treated as amendments to the Zoning Chapter and must be considered accordingly.
- B. Time Limitation:** If the approved planned development project has not begun within two (2) years of its approval date by City Council, the planned development chapter shall become null and void and the land classification shall revert to its previous zoning classification.

#### **4.11.6: Submission Materials Required for Development Plan**

- A. Purpose and Effect:** An application for rezoning to a Planned Development district shall include a Development Plan incorporating the information required in B and such additional information as the applicant may deem necessary to provide a detailed understanding of the proposed planned development. Although it is unnecessary to become involved in the preparation of engineering drawings at this stage, the Development Plan must be sufficiently detailed to be judged for its superiority to other forms of development or other zoning districts. No development plan shall be required for rezoning to districts other than PD districts.
- B. Application Contents:** The following information and documentation together with such additional information as required by the Commission shall constitute a complete rezoning application:
1. The applicant's name and address and ownership interest in the subject property.
  2. The name and address, and signed written consent of those having an ownership interest, if different than the applicant filing the application.
  3. The tax map identification number.
  4. The present and proposed zoning classification and use of the subject property and adjacent land.
  5. A survey showing property boundary lines, metes and bounds, utility transmission lines and public rights-of-way crossing and adjacent to the subject property.
  6. A vicinity map.
  7. A written statement generally describing the proposed development's compliance with the Comprehensive Plan.
  8. One or more Development Plans at a scale approved by the Zoning Administrator depicting or describing the following features of the development:
    - a) A land use plan map with a description of the type, location, and nature of land use (and building type) within each area of the development indicating the acreage and proposed density and lot requirements of each subarea.
    - b) A proposed traffic circulation map, which illustrates internal trafficways, related to the development, existing and proposed access points, and through roads accessing adjacent parcels.
    - c) A general description of the means of providing water service, sanitary sewerage, utilities, refuse collection, schools, fire protection, libraries, parks and similar services, where applicable.
    - d) A delineation and description of the open space areas.
    - e) A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development, and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private common area.
  9. A tabulation of the following information
    - a) The maximum total number of dwelling units proposed by type of structure, by subarea, if applicable.
    - b) The maximum total square feet of building floor area proposed for nonresidential uses by type of use, by sub area, if applicable.
    - c) The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and non-residential uses.
    - d) The minimum lot requirements for each proposed use (if different than the minimum lot requirements specified in the current zoning district).
  10. If the planned development is proposed for construction in phases during a period exceeding a single construction season, a proposed phasing plan shall be submitted stating the portion of each uses and public spaces to be provided during each stage.
  11. A statement identifying each of the regulations or other applicable provisions of this Ordinance, which the applicant proposes to be modified as, part of the Development Plan, the proposed modification, and the justification thereof.

#### **4.12: Agricultural-Reserve District (A-R)**