



B. PD, Planned Development District

1. Purpose

The PD, Planned Development District is intended to permit new or innovative concepts in land utilization not permitted by other zoning districts in these regulations. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, the PD district procedures are established herein to ensure against misuse of increased flexibility.

2. Regulations

Unless specifically modified by the PD ordinance, the PD shall comply with all standards of this Zoning Ordinance.

a. **Section 6.06. Planned Developments**

b. **Table 2.05.2. PD Other Applicable Standards**

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| Article 3. Land Uses |
| Section 3.03. Permitted Use Chart |
| Section 3.04. Additional Use Regulations |
| Article 4. Development Standards |
| Section 4.01. Additional Regulations in the Code of Ordinances |
| Section 4.02. Modified Dimensional Standards |
| Section 4.03. Design Standards |
| Section 4.04. Off-Street Parking and Loading Requirements |
| Section 4.05. Lighting Requirements |
| Section 4.06. Accessory Building Requirements |
| Section 4.07. Screening and Buffering Requirements |
| Section 4.08. Landscape Requirements |

Section 6.06. Planned Developments

A. General

1. In order to develop land in a PD, Planned Development District, the applicant shall follow a five-step procedure, as follows:
 - a. Step 1. Pre-Application Conference Review
 - b. Step 2. PD Application for Rezoning and PD Development Plan, which includes the:
 - (1) PD Development Statement, and
 - (2) PD Development Map
 - c. Step 3: Preliminary Plat, if subdivision occurs and where required by the Subdivision Ordinance
 - d. Step 4. Final Plat if subdivision occurs and where required by the Subdivision Ordinance
 - e. Step 5. Site Plan
2. Each required step shall be completed and approved before the following step is reviewed.
3. Selection of a conventional zoning district as a base district shall be required for a PD.
4. Where appropriate, other methods authorized in the Subdivision Regulations may be substituted in Step 4. Final Plat, such as a minor plat or amending plat.
5. The Planning and Zoning Commission and City Council may, however, review more than one step at the same public hearing.

B. Planned Development (PD) Steps for Creation and Development

1. Step 1. Pre-Application Conference Review
 - a. At least ten (10) business days prior to submission of an application for rezoning to a PD District, the applicant shall submit to the City Planner a sketch plan, drawn to approximate scale, showing streets, lots, public areas, and other significant features.
 - b. The applicant should discuss with the City Planner the procedure for adopting a PD District and the requirements for the general layout of streets and utilities,

access to arterials, or general design and narrative, the availability of existing services, and similar matters.

- c. The intent of Step 1. Pre-Application Conference Review is to expedite and facilitate the approval of a PD Development Plan.
2. Step 2. PD Application for Rezoning and PD Development Plan
 - a. Procedures and Requirements
 - (1) The PD rezoning application shall be filed in accordance with regular procedures and on application forms of the City.
 - (2) The PD Development Plan, which is submitted with the application for rezoning, shall consist of a PD Development Statement and a PD Development Map.
 - (3) The minimum net acreage for a PD, Planned Development District request shall be fifteen (15) acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan.
 - b. PD Design Statement

The PD Development Statement shall be a written report containing a minimum of the following elements:

 - (1) Title of PD;
 - (2) List of the owners and/or developers;
 - (3) Statement of the location and relationship to existing and proposed adjoining land uses;
 - (4) Description of the PD concept, including an acreage or square foot breakdown of land use areas and densities proposed, a description of building use types, proposed restrictions, and typical site layouts;
 - (5) Selection of one conventional zoning district as a base zoning district to regulate all uses and development regulations not identified as being modified;
 - (6) A list of all applicable special development regulations or modified regulations to the base zoning district, plus a list of requested exemptions from or modifications to applicable development regulations;



- (7) A description of the proposed sequence of development; and
- (8) Other supporting maps as necessary to meet the submission requirements of this Zoning Ordinance.

c. PD Development Map

The PD Development Map shall be a graphic representation of the development plan for the area of a PD District containing a minimum of the following elements:

- (1) Proposed locations, use types, and sizes of structures;
- (2) The existing zoning districts in the development area and surrounding it; and
- (3) Elevation, topography with minimum five (5) foot contour intervals, slope analysis, soil characteristics, and tree cover.

d. Approval of the PD Development Plan

- (1) Upon final approval by the City Council of the PD Development Plan and the appropriate ordinance of rezoning, these elements shall be considered a part of the Zoning District Map.
- (2) The ordinance of rezoning shall adopt the PD Development Plan by reference, and it shall be attached to said ordinance and become a part of the official records of the City.

e. The City may require that an applicant prepare a Traffic Impact Analysis to assist the City in determining whether the PD Development Plan will be supported with adequate levels of roadways and intersections concurrent with the demand created by the development.

f. Expiration of a PD Development Plan

- (1) A PD Development Plan shall expire after two (2) years from the date of approval if no substantial development progress has been made within the PD. A new PD Development Plan must be submitted and approved by the City Council.
- (2) The City Planner may grant a two (2) year extension of a PD Development Plan. At the end of the two (2) year extension, a second extension may be given by the City Planner for up to one (1) year.
- (3) An extension shall be granted if a development application for the PD District has been submitted and is undergoing the development review

process or if the City Planner determines development progress is occurring.

g. Use and Development of the Property

- (1) The PD Development Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.
- (2) The PD Development Plan and all supporting data shall be made a part of the permanent file and maintained by the City Secretary.

3. Step 3: Preliminary Plat

Where a preliminary plat is required, the applicant shall prepare a preliminary plat for review and approval.

4. Step 4: Final Plat

Where a final plat is required, the applicant shall prepare a final plat for review, approval, and filing of record according to procedures established by the City Council.

5. Step 5: Site Plan

A Site Plan shall be submitted upon the application for a Building Permit and reviewed in accordance with procedures established in **Section 6.04. Site Plans**.

C. Minor PD Amendments

- 1. The City Planner may approve or defer to the City Council consideration of Minor PD Amendments to the PD Development Plan if all of the following conditions are satisfied:
 - a. The project boundaries are not altered.
 - b. Uses other than those specifically approved in the PD Development Plan are not added. Uses may be deleted but not to the extent that the character of the project is substantially altered from the character described within the PD Development Statement.
 - c. The allocation of land to particular uses or the relationship of uses within the project are not substantially altered.
 - d. The density of housing is not increased more than ten (10) percent or decreased by more than thirty (30) percent.

- e. The land area allocated to nonresidential uses is not increased or decreased by more than ten (10) percent.
- f. Floor area, if prescribed, is not increased or decreased by more than ten (10) percent.
- g. Floor area ratios, if prescribed, are not increased.
- h. Open space ratios, if prescribed, are not decreased.

2. If the City Planner finds that these criteria are not satisfied, an amended PD Development Plan shall be submitted for full review and approval according to the procedures set forth in these regulations.

D. Reversion at the Property Owner's Request

If the property owner decides to abandon the PD concept and nullify the PD Development Plan, he/she shall make application for rezoning either to the original status or to a new classification. Said application shall be heard according to regular procedures by the Planning and Zoning Commission and City Council.