SECTION 32

PLANNED DEVELOPMENT DISTRICT (PD)

32-100 Purpose of District

The Planned Development District allows for greater flexibility in the type, design and layout of land uses than do the standard zoning districts. Its purpose is to promote more efficient use of land and public services, encourage creative and innovative site design, and provide an increased level of amenities and aesthetic enhancement. Planned Development Districts are individually designed for a specific site in order to more appropriately address the unique physical and locational features associated with the property. Permitted uses and development standards are established by the Planned Development ordinance and may include just one, or a broad range of activities. Each Planned Development District is designed according to a detailed site plan which must be approved as part of the Planned Development ordinance.

32-200 Permitted Uses

Any use shall be permitted if such use is specified in the Ordinance granting a Planned Development District. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this Ordinance.

32-300 Development Requirements

32-310 Development requirements for each separate Planned Development District shall be set forth in the Ordinance granting the Planned Development District and MAY include, but may not be limited to; uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the Council may deem appropriate.

32-320 The Ordinance granting a Planned Development District shall include a statement as to the purpose and intent of the Planned Development granted therein.

32-330 Planned Development District shall conform to the requirements provided for in Sections 11, 12, 13, and 37 of this ordinance unless different requirements are set forth in the granting ordinance. Applications shall state all requested variances from the standard requirements set forth throughout this ordinance.

32-340 In addition to the requirements of Section 34, an application for a Planned Development District shall include a complete list of development conditions and uses which may be incorporated into the ordinance, if approved, as set forth in Section 32-310. A development plan may be included with the application. If no development plan is submitted and the Plan Commission or

City Council finds one necessary the matter shall be tabled until a development plan is submitted by the applicant. Such

development plan shall not be approved or recommended for approval until it has been reviewed and a report submitted as set out in 32-500.

32-400 Development Program and Plans

The Council may require development in conformance with a development plan as further specified herein.

32-410 Development Plans

The Council may require submission and approval of development plans showing the nature and character of the planned development, which may include location of uses, buffering and screening devices, traffic circulation, schematic area drainage map, curb cuts, utilities, refuse storage and collection, and other features necessary to depict the development. These development plans may consist of a Land Use Plan, a Concept Plan, and/or a Detail Plan. When a development plan is required, the approval of a Land Use Plan or a Concept Plan shall be deemed as incomplete for development and no development shall begin until a Detail Plan is approved for that portion for which a building permit is sought. Land Use Plans, Concept Plans, and Detail Plans shall be as set forth herein. These provisions shall apply only when development plans are required.

32-411 General Requirements

Land Use, Concept, and Detail Plans shall be accurately drawn to an appropriate legible scale and shall include title, north arrow, scale, date drawn, and necessary references to accurately locate the property. Copies in sufficient quantity and at an appropriate size for review purposes shall be submitted by the owner, applicant, or their representative.

32-412 Land Use Plan

A Land Use Plan may be approved only on large Planned Development areas, generally 100 acres or more, where development is not expected to take place within three (3) years on at least eighty (80) percent of the Planned Development area. A Land Use Plan shall be accurately drawn indicating boundary lines of the Planned Development area covered, proposed use areas, topography, wooded areas, streams, lakes, ponds, existing roadways, existing utility lines and easements, general location of future roadways and utilities shown on the current approved thoroughfare and utility plans, general location of future parks and open space, schools, and other public facilities.

The Land Use Plan, or development conditions, shall indicate the approximate size of each separate use area, proposed uses, approximate density of residential uses, approximate gross floor area of non-residential uses, parking ratios, general building heights and other information required to describe the proposed development. Photographs,

sketches, or drawings may accompany a Land Use Plan to illustrate the type and nature of the proposed development. When a Land Use Plan is approved, a Concept Plan shall be approved on all or a portion of the Planned Development area prior to or in conjunction with the approval of a Detail Plan.

32-413 Concept Plan

A Concept Plan may be required for any Planned Development district when determined necessary by the Council. A Concept Plan includes all of the area of a Planned Development district, except that a Concept Plan may cover only a part of the Planned Development District if a Land Use Plan has been approved or is being approved in connection with the Concept Plan. All of the features required in a Land Use Plan shall be included in a Concept Plan and in addition thereto the Concept Plan shall indicate all proposed streets, alleys, drives, buildings, parking areas, landscaped areas, screening, uses of buildings and land, building heights, topography, and other features of the proposed development. A Concept Plan shall be construed to be an illustration of the development concepts only and not an exact representation of the specific development proposed. No building permits shall be issued based on an approved Concept Plan. Prior to issuance of any building permit, a Detail Plan shall be approved on that portion of the area of the Concept Plan for which a building permit is sought. A Concept Plan shall be in conformance with a Land Use Plan if one has been approved for the Planned Development District.

32-414 Detail Plan

When a Development Plan is required, a Detail Plan shall be approved prior to development, and development shall be in general accordance therewith. A Detail Plan shall show the features which the Council deems need regulation. Features which the Council deems need no regulation may be shown for informational purposes but shall be presented in a manner to distinguish them from those being regulated.

32-500 Procedures

The procedures for granting, modifying, amending, or revising a Planned Development District or any of the development conditions, Development Plans, or permitted uses shall be the same as for any zoning district as set forth in Section 34, except as set forth herein. The application shall include: a description of the property, a drawing showing the various use areas within the proposed Planned Development area if more than one use area is expected; proposed regulations, a list of any requested variances from standard requirements of the Zoning Ordinance; and any proposed development plans. When a Development Plan is being considered, a written report from the City Manager discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, fire, and traffic; and written comments from the applicable public school district; and from private utilities shall be submitted to the

Plan Commission prior to the Commission making any recommendations to the Council. In the event written comments are not forthcoming in a reasonable amount of time, the Commission may at its discretion make a recommendation to the Council.

32-510 An application for a Planned Development District may be submitted only for the following use groups and on the specified minimum acreage unless said acreage is specifically waived by the Plan Commission or City Council.

A. Residential - 35 acres
B. Office or Health Services on 5 acres
C. Retail or Commercial sales and service on 10 acres
D. Industrial or salvage yards use on 100 acres
E. Shopping centers on 20 acres
F. Public uses on any acreage
G. Parking on any acreage
H. Mobile home park on 35 acres
I. Historical district on any acreage
J. Complex for elderly on any acreage
K. Governmental facilities on any acreage
L. Business park on 10 acres
M. Any combination of A-M above when meeting the respective minimum acreage requirements

32-600 Continuation of Existing Planned Development Ordinances

32-610 Prior to adoption of this ordinance, the City Council had established various Planned Development Districts, some of which are to be continued in full force and effect. The conditions, restrictions, regulations and requirements which apply to the respective Planned Development Districts shown on the Zoning Map at the date of adoption of this ordinance are carried forth in full force and effect.