

Sec. 18-200. Planned Development (PD) District.

(a) Purpose. There exist in the City tracts where the zoning regulations contained in the categorical districts in Sections 18-186 to 18-197 may not provide for the development of innovative projects desired by property owners and providing general benefit to the City as a whole. To allow for innovative development projects in a way that can assist in the implementation of the City's Comprehensive Plan and other development goals and objectives, a Planned Development (PD) District is provided as a special district that may be used in these instances.

(b) General provisions.

(1) Each Planned Development District shall be established by a separate ordinance. An approved Overall Development Plan for the property as a whole shall be part of the ordinance establishing a PD District.

(2) Within established PD Districts, Development Permits shall be required as in all other districts. Development Permits may be obtained for individual properties, tracts, or subareas within the PD District. In reviewing and approving Development Permits, the Board shall use the approved Overall Development Plan, zoning regulations and performance criteria and standards contained in the PD District ordinance adopted by the Council. No Development Permit may be approved that is not consistent with the approved Overall Development Plan and PD ordinance for the property.

(3) A PD District may contain any use or combination of uses listed in Division 5 of this article. The uses permitted in a PD shall be listed in the ordinance establishing the district. If a use is desired that is not currently a listed use in Division 5 of this article, a new use may be classified, within the PD ordinance, by following the procedures in Section 18-229.

(4) The Development Plan and ordinance establishing a PD shall specify regulations governing heights of buildings and structures, lot size, floor area requirements, density, coverage, and setbacks. The following table provides maximum and minimum limits to be used in establishing these regulations:

TABLE INSET:

Regulation On:	Limits for PD Districts
Height	Maximum 175 feet
Lot size (residential uses)	Minimum 950 sq. ft./DU
Floor area	Minimum 500 sq. ft./DU
Density	Maximum 1.0 FAR, 25 DUs/acre
Coverage	Maximum 75%
Front yard	10 feet minimum
Side or rear yard	0 feet minimum

(5) The remaining regulations in this chapter control unless they are expressly altered by the PD ordinance in accordance with this section.

(6) The PD ordinance may contain any additional regulations, special exceptions, or procedures considered necessary to achieve the innovative aspects of the project, or to minimize potential adverse impacts which could result from the creation of the district.

(c) Initiation.

(1) A PD District shall be initiated by application of all property owners within the area of request. The applicant shall comply with the zoning amendment procedures for a change in zoning district classification, except as expressly amended in this section.

(2) A preapplication conference is required prior to the formal submittal of an application for a PD District. The applicant shall request a preapplication conference with the Director.

(3) At the preapplication conference, the applicant shall provide a sketch plan that includes, but is not limited to, the following information: proposed land uses, density, approximate gross square footage of nonresidential uses, number of dwelling units by type, access, projected height, topography, and significant environmental features.

(4) Based on the information provided by the applicant, the Director shall:

a. Provide initial comments concerning the merits of the proposed development;

b. State what information shall be provided in the Development Plan for a complete review of the proposed development; and

c. Provide any other information necessary to aid the applicant in the preparation of the complete PD application.

(5) Application for a PD is made to the Director on a form furnished by the City. The application shall contain the following:

a. The application fee as established by resolution of the City Council;

b. The name, address, and telephone number, and signature of the applicant. If the applicant is not the owner of the lot, the applicant shall submit a letter from the owner authorizing the applicant to act on the owner's behalf;

c. The name, address, and telephone number of the owner of the property. If there is more than one owner, the names and addresses of all owners shall be provided;

d. The street address, if any, and complete legal description of the property;

e. An Overall Development Plan; and

f. An 8.5 by 11 inch black and white illustration suitable for photography showing sufficient detail, but general enough to be legible.

(6) The Overall Development Plan submitted under this section shall:

a. Include 25 folded blue or black line copies, and one set of photographic original four-mil mylar sheets.

b. Have a scale of one inch equals 100 feet or larger (e.g., one inch equals 50 feet, or one inch equals 40 feet, etc.) and be on a standard drawing sheet of a size not to exceed 36 inches by 48 inches. In the event a single sheet is not practicable, multiple sheets may be used if, on each sheet:

1. Match lines are indicated; and
 2. A composite drawing is provided that shows the entire proposed development, location of the match lines, sheet numbers, and the location of the sheet within the proposed development by the shading in of the appropriate area on the composite;
 - c. Include a location diagram showing the position of the property in relation to surrounding streets;
 - d. Contain title block and reference information pertaining to the property and plan, including the name of the project, the names of persons responsible for preparing the plan, the scale of the plan, both graphic and numeric, and the date of submission with provisions for dating revisions;
 - e. Show the dimensions of the property and indicate its area in both square feet and acres;
 - f. Contain in tabulated form in a conspicuous place on the plan proposed uses within the PD, heights of buildings and structures, lot size, floor area requirements, density, coverage, and setbacks. If necessary this information should be broken down for each use proposed on the site; and
 - g. Give any other proposed changes to development regulations contained in this chapter.
- (7) To the extent possible, the Overall Development Plan should also show:
- a. Or describe the building envelope for each existing and proposed building on the lot;
 - b. The location and dimensions of all existing streets, alleys, easements for utilities, streets, and other purposes, floodplains as defined by the Federal Emergency Management Administration (FEMA), and/or other official drainage information;
 - c. All areas proposed for dedication or reservation;
 - d. Zoning setback lines and building lines for each existing and proposed building on the lot;
 - e. All existing and proposed points of ingress and egress to the property, and for those tracts adjacent to an arterial thoroughfare, indicate estimated peak hour turning movements to and from existing and proposed public and private streets and alleys;
 - f. All existing and proposed median cuts and driveway locations within 250 feet of the property;
 - g. All existing and proposed off-street parking and loading areas, indicating the general dimensions of parking bays, aisles, and driveways, and the number of cars to be accommodated in each row of parking spaces;
 - h. All existing and proposed provisions for pedestrian circulation including sidewalks, walkways, crosswalks, and pedestrian plazas;
 - i. The location and indicate the type of any special traffic regulation facilities proposed or required;
 - j. The existing and proposed topography of the property using contours of two feet or less. Existing contours should be shown with dashed lines and proposed contours should be shown with solid lines;
 - k. The location and indicate the type of any existing or proposed mechanical or electronic equipment capable of producing noise that crosses the property line; and

1. Any other reasonable and pertinent information that would assist the Director in determining the appropriateness of the PD. The Director may waive one or more submission requirements of a PD if the submission requirement is not applicable given the nature of the PD being proposed.

(d) Standards for approval. The Council shall consider the following in making their decision for approval, approval with conditions, or denial of a PD District:

(1) The proposed PD District is compatible with present development in the area, and will not have a significant, adverse effect on the surrounding area;

(2) The proposed PD District is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

(3) The proposed PD District is consistent with the overall direction, intent and policies of the City's Comprehensive Plan;

(4) The proposed PD District provides for a creative and innovative design which could not otherwise be achieved under the zoning regulations in Sections 18-186 to 18-197;

(5) The exceptions from the zoning regulations requested in the proposed PD are warranted by virtue of innovative design and amenities incorporated in the PD District.

(e) City Council review and action.

(1) Once an application for a PD has been received and reviewed, the Director shall schedule a public hearing before the City Council. The public hearing shall be noticed as any other change in zoning district classification.

(2) After preparation of an ordinance, the Council shall hold a public hearing to allow all interested parties to present their views regarding the proposed PD District ordinance.

(3) Following adoption of the PD District ordinance by the Council, the Director shall amend the Official Zoning Map to reflect the change of zoning district classification on the property. The PD ordinance and the Overall Development Plan shall be used in the review and approval of all Development Permits for the property governed by the PD.

(f) Reserved.

(g) Amendments to the Overall Development Plan.

(1) An amendment to the Overall Development Plan is a change in zoning district classification and shall follow the same procedures set out in this section, except the Director may authorize minor changes in the Overall Development Plan that do not:

a. Alter the basic relationship of the proposed development to adjacent property;

b. Change the uses permitted;

c. Increase the maximum density, floor area ratio, or height;

d. Decrease the amount of required off-street parking; or

e. Reduce the minimum yards required at the boundary of the site.

(2) An applicant may appeal the decision of the Director to the Council.

(Code 1975, § 58-2.503; Ord. No. 2183, § 1, 8-10-92; Ord. No. 2223, § 1(H), 12-28-92; Ord. No. 2279, §§ 63--67, 8-9-93; Ord. No. 2687, §§ 7, 8, 10-22-01; Ord. No. 2815, § 11, 2-24-04)