

ZONING ORDINANCE DISTRICT DESCRIPTIONS

SECTION 11- PD PLANNED DEVELOPMENT DISTRICT

A. Purpose of District

The PD Planned Development District is designed to encourage a greater flexibility and the opportunity for a higher standard of land development than is permitted under conventional regulations. As such it makes feasible the application of planning concepts dealing with planned unit development of residential areas, planned shopping centers, and planned industrial parks. Improvements in a PD District are subject to conformance with a site plan approved by Council after public hearing thereon.

B. Effects of PD Classification

Property may be classified under the PD Planned Development District zone either in combination with another zoning district and so designated by the letters PD affixed to the code letters of the base district, or as a single zoning district. When the PD designation is affixed to another base district, development may proceed in accordance with the provisions of this section. When property carries only the PD designation it shall be considered to be classified in a "holding zone" pending (1) presentation by land owner or owners of specific development proposals consistent with the adopted City Plan, and (2) determination of public action on facilities and services needed to serve the proposed development. Under this circumstance no development may proceed until an accompanying base district classification is established by map amendment to this ordinance.

C. Height and Area Regulations

1. Working Area Zones

When the PD classification in combination with any Working Area Zone (s) has a gross area of at least ten (10) acres the Development Controls of the Working Area Zone (s) shall apply. In addition, special attention shall be given to the external effects of the proposed development on properties generally located in the surrounding area.

2. Living Area Zones

When the PD classification in combination with any Living Area Zone (s) has a gross area of at least twenty (20) acres, the Development Controls of the Living Area Zone (s) shall apply only to the total site and to individual blocks within the site; provided that, in lieu of the Bulk Control Standards, the Intensity Factor of the district as shown in Section 11-2 shall apply to each district.

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D. Site Plan Approval Required

A site plan approved by the City Council shall be a prerequisite to issuance of building permits and certificates of occupancy for any property in the district other than those which are entitled to same by reason of other provisions of this ordinance.

1. Information to be shown

The site plan shall show all pertinent information as necessary to accompany an application for building permit and such other information pertinent to the site and surrounding area as the Council may require under its Rules of Procedure, including a schedule of proposed improvements both on-site and off-site.

2. Public Hearings Required

A request for site plan approval shall follow the same review and hearing procedure as a proposal for zoning district change. A site plan approval request may be heard concurrent with or subsequent to a zoning change request, but not before.

3. Modification of Site Plan

The Council may recommend and require such modification of a site plan as will permit the proposed project to be in harmony with the existing and anticipated development of surrounding areas.

4. Amendments

All site plans approved hereunder may be amended pursuant to the same procedure and subject to the same limitations and requirements by which such plans were originally approved.

E. Site Plan Standards

Every application for approval of a site plan under the terms of this district shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the developer, how the development will relate to public services and facilities, and what protection features are included to insure that the development will be compatible with existing and allowable development on adjacent property. The site plan shall show at least the following items of information.

1. The land area included within the site, the land area of all abutting sites and the zoning classification thereof, all public and private rights-of-way and easements bounding and intersecting the site and the abutting sites which are proposed to be continued, created, relocated and/or abandoned;

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2. The proposed finished grade of the site, shown to contour intervals of not to exceed two feet;
3. A description of the proposed site and the boundaries thereof;
4. The location of each existing and each proposed structure on the site, the use or uses to be contained therein, the number of stories, gross floor area, and the location of entrances and exists to buildings;
5. The location of all outside facilities for waste disposal;
6. The location and width of all curb cuts and driving lanes;
7. The dimensions and capacities of parking areas and loading areas, and the character and location of illumination facilities for same;
8. All pedestrian walks, malls and open areas for use by tenants or the public;
9. The location and height of all walls, fences and screen planting;
10. The location, size, height and orientation of all signs other than signs flat on building facades;
11. The types of surfacing, such as paving, turfing or gravel, to be used at the various locations;
12. The location of fire hydrants.

F. Administrative Action

On approval of the site plan all necessary permits or certificates authorized thereby may be issued. Subsequent to such approval, minor changes may be authorized by the Zoning Official when such minor changes will not cause any of the following circumstances to occur:

1. A change in the character of the development;
2. An increase in the ratio of the gross floor areas in structures to the area of any lot;
3. An increase in the intensity of use;
4. A reduction in the originally-approved separations between buildings;
5. An increase in the problems of circulation, safety, and utilities;

6. An increase in the external effects on adjacent property;
7. A reduction in the originally-approved setbacks from property lines;
8. An increase in ground coverage by structures;
9. A reduction in the ratio of off-street parking and loading space to gross floor area in structures;
10. A change in the subject, size, lighting, flashing, animation or orientation of originally-approved signs.