

ARTICLE 17 PLANNING UNIT DEVELOPMENT

17.01 INTENT

The purpose of this Section is to permit the creation of new Planned Unit Developments, permitted as Conditional Uses where maximum variations of design may be allowed on application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are adapted to unified planning and development as units. Such areas, after approval, are to be clearly identified on the zoning map by appropriate markings. Applications for Conditional Use Permits for Planned Unit Developments will be granted only when the plan for the project is such that the public health, safety and morals will not be jeopardized by a departure from the restrictions on corresponding uses in the standard zoning district.

17.02 TYPES OF PLANNED DEVELOPMENT

- PD - 1 Planned Residential Development
- PD - 2 Planned Business Development
- PD - 3 Planned Industrial Development

17.03 STANDARDS FOR PLANNED DEVELOPMENT

Approval of an application for a Conditional Use Permit for a Planned Unit Development shall be based on a specific case, based on the particular evidence presented, which support conclusions that:

- A. The proposed development is consistent in all respects with the purpose and intent of this Zoning Resolution.
- B. The Plan is in conformity with the Comprehensive Plan.
- C. The proposed development advances the general welfare of the community and the immediate vicinity.
- D. The Planned Unit Development can be substantially completed within the time specified in the schedule of development submitted by the developer.
- E. The site will be accessible from public thoroughfares adequate to carry the traffic which will be imposed on them by the public development, and the streets and driveways of the occupants of the proposed developments.
- F. The development will not impose an undue burden on public services and facilities, including fire and police protection.

G. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities will be compatible with the surrounding land uses, and any part of a Planned Unit Development not used for structures, access ways parking and loading areas, will be landscaped or otherwise improved.

17.04 PLANNED UNIT DEVELOPMENT PROCEDURES

A. Pre-Application Meeting: Prior to application for a Conditional Use Permit to allow a Planned Unit Development, the developer shall establish a meeting with the County Engineer, County Sanitary Engineer and the Planning Director. The purpose of the meeting will be to discuss a preliminary site plan showing the proposed location of structures indicating unit density, types and total number of units in a residential plan, or in the case of a business or industrial plan, a statement identifying the principal types of office, business and/or industrial uses that are to be included in the proposed development; also the proposed provision of water, sanitary sewer, and surface drainage including engineering studies showing feasibility or other evidence of reasonableness; also the proposed traffic circulation pattern, including public or common open space, parking, walks, school sites and recreational facilities, indicating their relationship to topography, streets, etc., and the proposed relationship of the development plan to existing and future land services and other public improvements, in the surrounding area.

B. Application: The owner or owners of a tract of land may request a Conditional Use Permit to allow a Planned Unit Development in the R-1 through R-3 Residential Districts, B-1 and B-3 Business Districts, and I-1 and I-2 Industrial Districts in accordance with Section 22.08 (D) of this resolution. No application for a Conditional Use Permit for a Planned Unit Development shall be considered by the Board of Appeals until the plan has been submitted by the applicant to the Rural Zoning Commission and the Rural Zoning Commission has approved the plan.

C. Development Plan: The following are to be submitted to the Rural Zoning Commission:

1. Three copies of a survey of the tract that is to be developed showing existing features of the property including thoroughfares, easements, utility lines, existing land use, general topography and physical features.

17.05 ACTION BY BOARD OF APPEALS

The Board of Appeals shall consider the application for a Conditional Use Permit for a Planned Unit Development in accordance with Section 22.08 (D) of this Resolution.

The Board of Appeals shall require performance bonds or irrevocable letters of credit in amounts equal to the developer's share of estimated cost of construction of utilities, access ways, parking areas, landscaping or other improvements which the Board may deem necessary.

The approval of the Development Plan of a single stage Planned unit development shall become null and void, unless within two (2) years the Subdivision Plat shall have been recorded in the records of the County Recorder.

When the recording of the Subdivision Plat for the successive stages of a multi-stage Planned Unit Development falls more than two (2) years behind schedule submitted, approval of the Development Plan shall become null and void as to that portion of the tract for which no Subdivision Plat shall have been recorded.

Appropriate markings shall be placed on the Zoning Map to clearly identify areas approved for a Planned Unit Development and removed when and if approval becomes null and void.

17.06 PD - PLANNED RESIDENTIAL DEVELOPMENT

A. Permitted Uses:

1. Those uses included as permitted and accessory uses in R-1 and R-3 Residential Districts, developed in a unified manner in accordance with the approved Development Plan.
2. Convenience establishments as accessory uses which have been established as necessary for the proper development of the community, and to be so located, designed, and operated to service primarily the needs of the persons within the Planned Unit Development if specifically approved as part of the Development Plan. Uses shall be generally limited to those uses permitted in the Business District with no direct access or advertising signs for such uses to be visible from the exterior of the development.

B. Area Requirements: The minimum land area required for a Planned Residential Development shall be ten (10) acres.

C. Land Use Intensity: To be determined by the Rural Zoning Commission. The calculation of residential density shall meet the required minimum lot requirements, but may include all areas dedicated for recreation or open space uses either dedicated to the public or commonly owned by all the residents of the Planned Unit Development area except it shall exclude street right-of-way and land used for convenience establishments as permitted in 17.06 A.2 under Permitted Uses.

D. Building Height Regulations: Those that apply in the Zoning District in which the land is located.

E. Accessory Parking: See Section 19.16.

F. Signs: See Article 20 for size and location of permitted signs.

G. Site Planning: Yards with a minimum width of fifty (50) feet shall be provided along all property lines, and maintained in landscaping to the extent of twenty (20) feet along such property lines, except where it adjoins a Business or Industrial District.

H. Loading and Unloading Areas: See Section 19.15

I. Screening: See Section 19.17.

17.07 PD - 2 PLANNED BUSINESS DEVELOPMENT

A. Permitted uses: Those uses included as permitted and accessory uses in B-1 and B-3 Business Districts, developed in accordance with the approved Development Plan.

B. Area Requirements: The minimum land area for a Planned Business Development shall be two (2) acres.

C. Land Occupancy by Buildings: To be determined by the Rural Zoning Commission.

D. Building Height Regulations: Those that apply in the Zoning District in which the land is located unless otherwise limited by the Rural Zoning Commission.

E. Accessory Parking: See Section 19.16.

F. Signs: See Article 20 for size and location of permitted signs.

G. Site Planning: Yards with a minimum width of fifty (50) feet shall be provided along all property lines, and maintained in landscaping to the extent of twenty (20) feet along such property lines, except where it adjoins a Business or Industrial District. Where lots in Residential Districts front on a residential street at the boundary of a Planned Business Development, the nearest thirty (30) feet to the right-of-way within the Development Plan shall be maintained in landscaping and no off-street parking shall be permitted in such areas.

H. Loading and Unloading Areas: See Section 19.15.

I. Screening: See Section 19.17.

17.08 PD - 3 PLANNED INDUSTRIAL DEVELOPMENT

A. Permitted Uses: Those uses including permitted and accessory uses in the I-1 and I-2 Industrial Districts, developed in accordance with the approved Development Plan.

B. Area Requirements: The minimum land area for a Planned Industrial Development shall be ten (10) acres.

C. Land Occupancy by Buildings: To be determined by the Rural Zoning Commission.

D. Building Height Regulations: Those that apply in the Zoning District in which the land is located unless otherwise limited by the Rural Zoning Commission.

E. Accessory Parking: See Section 19.16.

F. Signs: See Article 20 for size and located of permitted signs.

G. Site Planning: Yards with a minimum width of one hundred (100) feet shall be provided along all property lines and maintained in landscaping to the extent of thirty (30) feet along such property lines, except where it adjoins a Business or Industrial District. Where lots in Residential Districts front on a residential street at, the boundary of a Planned Industrial Development, the nearest fifty (50) feet to the right-of-way within the Development Plan shall be maintained in landscaping and no off-street parking shall be permitted in such area.

H. Loading and Unloading Areas: See Section 19.15.

I. Screening: See Section 19.17.