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## Sec. 94-163. Planned development district ("PDD").

- (a) *Intent.* It is the intent of this planned development district ("PDD") to provide flexibility from conventional zoning regulations with increased public review for PDD projects in order to:
- (1) Encourage well-planned, efficient urban development.
  - (2) Allow a planned and coordinated mix of land uses which are compatible and harmonious, but were previously discouraged by conventional zoning procedures.
  - (3) Encourage more creative, higher quality and more ecologically sensitive urban design with special consideration given to projects which incorporate desirable design features such as underground parking, orientation or design to take advantage of passive solar energy, environmental preservation, historic preservation, handicapped accessible structures, unique use of open spaces, or other desirable design features.
  - (4) Improve communication and cooperation among the city's land developers and interested residents in the urbanization of new lands and the renewal of existing deteriorated areas.
- (b) *Scope of section provisions.* The regulations set forth in this section are the district regulations in the planned development district, hereafter sometimes referred to as "PDD".
- (c) *Compliance with the comprehensive plan.* The development within the planned development districts (PDD) shall comply with the policies and design standards of the existing comprehensive plan of the city. Planned developments within the PDD and adjacent projected developments shall be compatible with each other.
- (d) *PDD application, zoning.* Applications for a change of zoning to a planned development district are subject to the requirements of section 94-7.
- (e) *Initial development plan.* A request for a rezoning to a planned development district shall be accompanied by an initial development plan. The plan shall be submitted at least 20 days prior to the planning commission meeting in which it is to be heard. The planning commission shall review the initial development plan and forward its recommendation, with or without modifications, to the city council. The following information must be specified on the initial development plan:
- (1) Project name and legal description.
  - (2) A preliminary subdivision plan in compliance with all applicable subdivision regulations.
  - (3) The proposed development scheme showing the following information:
    - a. The proposed land uses including the number and type of proposed residential buildings, the proposed number of dwelling units per building, the number and type of any proposed nonresidential buildings, and their square footage.
    - b. The proposed maximum density of the development. Where unique physical, environmental or design characteristics exist or are proposed, lesser densities may be desirable.
    - c. The proposed maximum height. Where unique physical, environmental or design characteristics exist or are proposed, lesser heights may be desirable.
    - d. Proposed design features illustrating compatibility with the surrounding environment and neighborhood.
    - e. Anticipated sub-area development sequence.
    - f. The proposed setbacks and buffer zone regulations.

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- (f) *Final development plan.* Prior to obtaining building permits for construction on any lots in the PDD, a final development plan shall be submitted to the planning commission, which shall have sole authority to approve, amend, or deny said plan. [Properties located within a Commercial Corridor Overlay District are exempt from the Final Development Plan, however, are required to follow the Commercial Corridor Overlay District requirements consistent with an approved Initial Development Plan.](#) The final development plan may be submitted in conjunction with the initial development plan for concurrent approval on any subareas the developer is ready to commit to a final plan. All the information required for both an initial and final development plan shall be shown for the areas submitted for concurrent approval. The final development plan shall be a scaled, reproducible drawing showing the following information:
- (1) The subdivision name, the legal description, and individual project name (if any).
  - (2) Boundaries of any sub-area or sub-areas submitted for approval superimposed on the map of the initial development plan.
  - (3) A subdivision plan of the sub-area or sub-areas submitted for approval in compliance with all applicable subdivision regulations.
  - (4) The development standards for the sub-area or sub-areas based on the requirements in one or more of the traditional zoning districts.
  - (5) The size, location and elevation of all proposed structures including height and number of units.
  - (6) The calculated floor area for each structure and each use within each structure.
  - (7) Off-street parking lot arrangement designating all parking and stacking spaces, off-street loading spaces, and any outdoor trash container space.
  - (8) Any sidewalks, bikeways or other paths and any areas reserved for recreation activities, such as basketball and volleyball courts.
  - (9) Any outdoor lighting type and location, except for standard street lights provided by the city.
  - (10) A landscaping plan showing the type and location of any walls, fences or berms, the placement, size, and species of any trees or shrubs, and areas that will be sod or seeded.
  - (11) All existing and proposed utilities, drainage ways and watercourses.
  - (12) All curb cuts and private drives.
  - (13) Adjacent existing and proposed uses.
- (g) *Rezoning of PDD's and amendments.* Requests for amending the underlying zoning district or to allow a use that has been specifically removed by the ordinance establishing the PDD, shall follow the process outlined in section 94-7. Other changes within a PDD shall be submitted as an overlay on the initial or final development plan. Amendments shall be classified as follows:
- (1) *Initial development plan amendments.* The following changes are considered amendments to an initial development plan:
    - a. Any change in the proposed use(s) of land or buildings that results in a 20 percent net increase in the balance of residential or commercial square footage.
    - b. A major change in the street plan.
    - c. An increase of 20 percent or more in the total density of the development.
    - d. Any decrease to the setbacks or buffer zones.
    - e. An increase of ten percent or greater in the building height.

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- (2) *Final development plan amendments.* The following changes are considered amendments to a final development plan:
- a. Any adjustment exceeding ten percent in the dimensions of a building (length, width) or location.
  - b. Any change in the number or location of access drives.
  - c. Any decrease exceeding ten percent in required landscape areas, or other open areas.
  - d. A minor change in the street plan.
  - e. Any increase of less than 20 percent in the density of any area or subarea.
  - f. Any major change in the exterior design features of a building.
  - g. A change in the size or location of freestanding signs.
  - h. Any change in the proposed use(s) of land or buildings that results in less than a 20 percent net increase in the balance of residential or commercial square footage.
  - i. Any increase or decrease of ten percent or greater in the number of parking spaces.
- (3) *Minimal amendments.* The following changes are considered minimal amendments to a final development plan:
- a. Any minor adjustment within a building which involves a more intensive use.
  - b. Any change in the location of outdoor lighting, sidewalks or bikeways, recreation areas or loading docks.
  - c. Any adjustment less than ten percent in the dimensions of a building (length, width) or location.
  - d. An increase or decrease of less than ten percent in the number of parking spaces.
- (h) *Procedure for amendments.* Amendments to the PDD shall be subject to the following review procedures.
- (1) *Initial development plan amendments.* Amendments to the initial development plan must be reviewed by the planning commission and approved by a motion of the city council at a hearing for which notice has been published in the legal newspaper of the city at least one week prior to the city council hearing.
  - (2) *Final development plan amendments.* Amendments to the final development plan must be approved by the planning commission at a hearing for which notice has been published in the legal newspaper of the city at least one week prior to the planning commission meeting.
  - (3) *Minimal amendments.* Minimal amendments to the final development plan shall be submitted to the community development department on a reproducible development plan showing the requested changes. The community development department may then approve these proposed changes in writing if the proposed changes are appropriate.

(Ord. No. 21-03, 8-26-2003; Ord. No. 19-020 , § 1, 12-10-2019)