

ARTICLE 14-22

PLANNED UNIT DEVELOPMENT OPTION

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14-22-1 INTENT

It is the intent of this chapter to assist the City in planning large tract areas to insure proper design of water, sewer and utility services. This option can be filed with the City to determine basic land use needs and density requirements, for the purpose of achieving a Master Plan Concept, and to assist a developer in density requirements when the developer elects to leave large, open space areas for recreational use. The final zoning shall not be reflected on the zoning map until the developer has submitted individual plot plans of each phase before the Council, with exact metes and bounds descriptions. Upon Council approval, the City Zoning Map shall be assigned permanent zoning as approved. Under this portion of the option, the maximum gross population density and building intensity of the overall development shall not exceed that permitted under conventional single-family standards. (Ord. No. 79-49)

14-22-2 PERMITTED MINIMUM PROPERTY DEVELOPMENT STANDARDS

District (a) (c)	Maximum Permissible Dwelling Units Per Gross Acre	Maximum % Lot Coverage by All Buildings	Minimum Setbacks For Principal Buildings
RI-35	1.00	15%	(b)
RI-12	2.90	30%	(b)
RI-8	4.09	30%	(b)

- (a) Where a development proposal is not submitted as a proposed subdivision, and therefore not subject to subdivision regulation procedures, the site plan approval requirements of Section 14-6-8 applicable to multi-family developments shall apply.
- (b) The minimum development standards applicable to multi-family residential development in Section 14-6-5, 14-6-6 and 14-6-8 shall apply.
- (c) Lands in one FP flood plain district which are included as a part of that proposed to be provided as permanent recreation open space may be so credited at the discretion of the Commission and Council, provided that all requirements of this section are met.

14-22-3 REQUIRED CONDITIONS

- A. For each square foot of land gained for permanent open space through reduction of lot sized below minimum requirements established in Article 14-5, an equal amount of land shall be either dedicated to the common use of the residents in the development in a manner to be approved by the Council or, subject to the approval of the Council, dedicated to the City for public park purposes.
- B. Sites to be dedicated for either public park or resident recreation purposes shall be so located and dimensioned as to be usable and developable for such purposes and shall be subject to approval by the City as part of either the subdivision plat or site plan approval process. The sponsor shall dedicate the total proposed park area at the same time a final plat is filed for all or any portion of the subdivision or upon application for a building permit for an approved site plan.
- C. Sites dedicated for public park purposes shall abut a public street on at least one side and shall be at least four (4) acres in net area and not divided by a street, alley, canal or other physical barrier.
- D. When the open space is dedicated to a property owner's association, such park area shall be held, improved and maintained in accordance with a homeowners' agreement satisfactory to the Council, and such agreement shall be recorded as a part of the initial plat or approved site plan. In the event of any default in terms of such agreement, the open space shall, at the discretion of the City, either be conveyed to the City or the property owners who are party to the agreement shall be assessed equally as a tax lien to correct the deficiency.