

A rezoning will be required of all planned unit developments. The rezoning will be applied as an overlay to the underlying zoning district and reflected as such on the official zoning map. The City may approve the planned unit development only if it finds that the development satisfies all of the following standards:

The Planned Unit Development is consistent with the comprehensive plan of the City.

The Planned Unit Development is an effective and unified treatment of the development possibilities on the project site. The development plan provides for the preservation or creation of unique amenities such as natural streams, stream banks, wooded cover, natural terrain, man made landforms or landscaping and similar areas.

3) The Planned Unit Development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site. The development plan will not have a detrimental effect upon the neighborhood in which it is proposed to be located.

4) The Planned Unit Development provides transitions in land use keeping with the character of adjacent land use, and provides variety in the organization of site elements and building design.

5) The tract under consideration is under single ownership or control.

6) The tract is at least five (5) acres in size unless the applicant can show that PUD of less acreage meets the standards and purposes of the comprehensive plan and preserves the health, safety and welfare of the citizens of the City. All of the following conditions must exist:

a) The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.

b) The proposal would benefit the area surrounding the project to greater degree than development allowed within the underlying zoning district(s).

c) The proposal would provide mixed land use and/or site design flexibilities while enhancing site or building aesthetics to achieve an overall, workable higher quality of development than would otherwise occur in the underlying zoning district.

d) The proposal would ensure the concentration of open space into more workable or usable areas and would preserve the natural resources of the site than would otherwise occur in the underlying zoning district.

7) The public benefits, such as but not limited to, improved site or architectural design, open space preservation, improved parks, trails, recreation facilities or other amenities, a mix of compatible land uses which foster Comprehensive Plan goals of the Planned Unit Development justify any deviations from the primary zoning ordinance provisions and performance standards.

8) The Planned Unit Development will not create an excessive burden on parks, schools, streets, or other facilities and utilities that serve or are proposed to serve the Planned Unit Development.

Comments _____

*Certified letters to property owners within area of requested action are required and the cost per letter will be billed to you later.