

CHAPTER 75

PUD, PLANNED UNIT DEVELOPMENT DISTRICT

SECTION:

- 10-75-1: Purpose
- 10-75-2: Application
- 10-75-3: Procedures

10-75-1: PURPOSE: The purpose of the PUD, Planned Unit Development District is to provide for the integration and coordination of land parcels as well as the combination of varying types of residential, commercial and industrial uses.

10-75-2: APPLICATION: All permitted, permitted accessory, or conditional uses contained in Section 51 through Section 72 of this Ordinance shall be treated as potentially permitted uses within a PUD District.

10-75-3: PROCEDURE: Whether requested as a rezoning or initially established by City action alone, a PUD District shall be established and governed subject to the amendment and procedure requirements as outlined in Chapter 10 of this Ordinance. A project shall be approved for rezoning as a Planned Unit Development only under the following conditions:

- A. The plan is not in conflict with the Comprehensive Plan of the City.
- B. The plan is designed to form a desirable and unified development within its own boundaries.
- C. The proposed uses will not be detrimental to present and future land uses in the surrounding area.
- D. Any exceptions to the standard requirements of this chapter and the Subdivision Regulations Chapter are justified by the design of the development.
- E. The plan will not create an excessive burden on parks, schools, streets, and other public facilities or utilities that are proposed to serve the Planned Unit Development.
- F. The PUD will not have an undue and adverse impact on the reasonable enjoyment of the adjoining properties.