

Chapter 17.28

PLANNED UNIT DEVELOPMENTS

Sections:

- 17.28.010 Standards and requirements.**
17.28.020 Procedure.

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The following shall be observed when a planned unit development in a zone in which it is permitted. (Ord. 278 § 5.010, 1977)

17.28.020 Procedure.

The following shall be observed when a planned unit development proposal is submitted for consideration.

A. An applicant shall submit fifteen (15) copies of a preliminary development plan to the planning commission for study at least seven days prior to the commission meeting at which it is to be considered. The preliminary plan shall include the following information:

1. Proposed land uses, building locations and housing unit densities;
2. Proposed circulation pattern indicating the status of street ownership;
3. Proposed open space uses;
4. Proposed grading and drainage pattern;
5. Proposed method of water supply and sewage disposal;
6. Economic and supporting data to justify any proposed commercial and industrial elements in the area not so zoned;
7. Relation of the proposed development to the surrounding area and to the comprehensive plan.

B. Prior to discussion of the plan and a planning commission meeting, copies shall be given to the city engineer and county sanitarian for study and comment.

C. In reviewing the preliminary plan, the commission must determine that:

1. Special physical conditions or objectives or development exist to warrant a departure from standard regulation requirements.
2. Resulting development will not be inconsistent with the comprehensive plan objectives or zoning provisions of the area.
3. The area around the development can be planned to be in substantial harmony with the proposed plan.

4. The plan can be completed within a reasonable period of time.

5. Any proposed commercial or industrial development can be justified economically.

6. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside and adjacent to the planned unit development.

7. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

D. If the planning commission finds that the foregoing provisions are satisfied, the proposal shall be processed in accordance with the procedure used for establishing a subdivision. If the planning commission finds to the contrary, they may recommend the application be denied or returned to the applicant for revision.

E. In addition to the requirements of this section, the planning commission shall follow the procedure for considering an amendment as required in Chapter 17.32.

F. Permits for the construction in a planned unit development shall be issued only on the basis of the approved plan. Any changes in the approved plan shall be submitted to the commission for processing as an amendment to this title.

G. An approved planned unit development shall be identified on the zoning map. (Ord. 278 § 5.020, 1977)