

3-15 PLANNED UNIT DEVELOPMENT (PD-1)

A. INTENT

A Planned Unit Development (PD-1) is defined as an area with a specified minimum contiguous acreage to be developed as a single entity according to a plan for residential and non-residential uses. The PD-1 zone includes provisions for the clustering of buildings, a mixture of land uses and building types, preservation of nature resources, and promotion of common open space. The purpose of PD-1 regulations is to encourage and allow more creative and imaginative design of land developments than is possible under conventional zoning regulations. This can be achieved by providing more flexibility in terms of development standards and requirements such as setback and yard area, lot size and dimensions, and building height. Ideally, this flexibility results in a development that is better planned, contains more amenities, is more desirable to live and work in and, ultimately, provides substantial benefits to the community and environment compared to the conventional zoning.

A PD-1 shall be a design and density alternative. Each PD-1 shall be properly planned and designed to include features that support the following objectives:

- To promote design creativity and excellence that will result in high-quality development;
- To allow a mixture of land uses and building types not otherwise allowed in a conventional zoning district by careful planning that establishes compatible relationships between uses within the site and uses adjacent to the site;
- To promote managed Centralized and Decentralized Wastewater Systems that allow for increased density;
- To encourage creative site design that seeks to preserve natural resources, unique environmental and cultural features, and to ensure that development occurs away from environmentally sensitive areas;
- To provide for abundant, accessible and properly-located open and recreational space, schools and other public and private facilities;
- To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources;
- To conserve energy through efficient building design, clustering, and a more sustainable use of the land
- To incorporate planning, design and construction techniques that minimize negative impacts on the environment and on human quality of life; and,
- To create a development pattern consistent with the adopted Comprehensive Plan and Recommended Land Use and Development Criteria.

B. GENERAL STANDARDS AND REQUIREMENTS

The following are general standards and requirements for Planned Unit Developments:

- 1) Comprehensive Plan: A PD-1 should comply with the goals and objectives of the Comprehensive Plan.
- 2) Size and Ownership of Site: The minimum size of an area required for a PD-1 zone shall be no less than ten (10) contiguous acres under single ownership and/or unified control.
- 3) Mixed Use Development: A PD-1 shall generally have a mixed-use layout (a combination of a variety of residential housing types, varying density levels, and commercial, institutional and/or recreational uses).
- 4) Compatibility: Measures shall be taken to assure compatibility with adjacent sites to include perimeter landscaping, a buffer or increased building setbacks.
- 5) Open Space: A minimum of ten percent (10%) of the land area should be set aside for Common Open Space.
 - a. Open Space shall be distributed equitably throughout the PD-1 for easy access by all residents or property owners;
 - b. Open Space restrictions or easement shall be permanent;
 - c. Amenities for community use shall be provided within the Open Space (may include: sidewalks, trails, recreational facilities, street trees, playgrounds, bus shelters and/or cluster mailboxes, etc).
- 6) Preservation of Natural Resources and Existing Site Features: To the greatest extent possible, natural resources and existing site features should be preserved, protected and incorporated into the project design. Such resources and features should include: Historic sites and Archeological sites, Cemeteries, Existing Significant Trees, Unique Habitats, Mature Woodlands, 100-Year Floodplains, Water Features and Water Bodies.
- 7) Signage: A PD-1 may establish alternative signage standards in lieu of the current Signage Regulations. A consistent signage theme shall be provided within a PD-1.
- 8) Roads: All roads shall be constructed in accordance with the requirements and standards in the Hardin County Subdivision Regulations.

C. USES PERMITTED AND PROHIBITED

Most uses or mixture of uses may be approved within a PD-1, provided that uses within the site are compatible and not injurious to the adjacent neighborhood or otherwise detrimental to the public health, safety or general welfare. Only the specific uses proposed in an approved application and shown on the Master Plan shall be allowed in the PD-1 zone.

D. PROCEDURES

A PD-1 approval includes three (3) steps. The first step is to secure approval of the Master Plan from the Commission in the form of a Zoning Map Amendment. The second step, Development or Site Plan Review (can substitute the Preliminary Plat for Subdivisions), may cover an entire development site or a section of the development and is approved by the Director. The final step, consisting of the review and approval of Street and Drainage Plans and Record Plat, as required under the Subdivision Regulations and as approved by the County Engineer and the Director before any building permits can be issued.

E. MASTER PLAN – PLANNED UNIT DEVELOPMENT (PD-1)

Projects developed under the PD-1 require the submission of a Master Plan for review and approval by the Commission. The Master Plan is submitted at the time of a map amendment request for this special zoning designation. The Master Plan shall be prepared according to the following requirements:

Content of Master Plan Required plan information shall be as follows (unless certain items are waived by the Commission):

1. A Professional Engineer, Land Surveyor, Architect or Landscape Architect shall prepare all plans. All plans shall be prepared by using an engineering drafting scale and shall be a minimum size of 11"x17". The plan's scale shall be approved by the Commission upon submission but typically should be 1"=100' or less, unless otherwise approved.
2. The title block shall be placed on the bottom right corner of the sheet and shall contain the plan name, preceded by the words "Master Plan For (name of development)" with a written and graphic scale, north arrow, the name and address of the developer and plan preparer, the development address, deed book, page number and the PVA Map Parcel Number.
3. The boundary of the subject property, its record plat designation (if available) and a record plat name and lot number or owner's name(s), deed book and page number of all adjoining properties.
4. A vicinity map, oriented in the same direction as the design scheme.
5. Zoning classification of all abutting properties, including those across any street, railroad or public way.
6. Location, pavement width and right-of-way of any proposed or existing streets within or abutting the subject property.
7. Location of the various land uses involved in the project, including type of use, total area for each use and overall density designation.

DEVELOPMENT GUIDANCE SYSTEM

8. Location of screening, landscape buffering, recreational and other open space areas.
9. General locations and a note for the Natural Features and Drainage & Stormwater Receivers of special flood hazard areas, sinkholes, blue line streams, bodies of water, waterways, storm water retention/detention areas and any other designated environmentally sensitive or geologic hazard areas.

Natural Features Note

As indicated on the _____ USGS Quadrangle Map dated _____, there are _____ located within the subject property of this development.

Drainage and Stormwater Receiver Note

The stormwater receiver(s) of this development is _____ for the subject property.

10. Proposed building setbacks and easements for drainage, utilities and/or other purposes.
11. Areas of existing trees including those located along fence rows and drainage areas.
12. General circulation patterns for the development, including streets, access locations, parking, sidewalks, paths, bike lanes, trails and bridges.
13. Information on architectural elements of the buildings, structures, lighting and other physical features in the development.
14. A statistical summary of all pertinent site data (this information should be listed in acreage, square footage and/or percentage of the site as applicable), including notes on development type and density, site area, zoning, proposed use(s), density, maximum building coverage and floor area, open space, and park areas. Listing this information by sections or phases of the development is acceptable.
15. The following certifications, in Table 2, shall be presented and executed on all Master Plans:
 - Owner Certification
 - Notary Certification
 - Preparer's Certification
 - Wastewater Certification
 - Commission Certification