

SECTION 10 PLANNED UNIT DEVELOPMENT (Revised 6/5/00 - Z17-C204)

SECTION 10.1 Purpose

The Planned Unit Development (PUD) is a voluntary procedure that provides an overlay zoning district that is intended to encourage innovative design, conservation of significant natural features and consolidation of open space and provide for a mixture of uses with an integrated design. The Planned Unit Development allows greater design flexibility so that natural features and open space may be preserved and enhanced through the siting of development in a coordinated and efficient manner.

SECTION 10.2 Description

The Planned Unit Development may be a residential, commercial, or industrial development or may be a combination of uses with no minimum site area required. Where a combination of uses are proposed, a proposed, a maximum of ten (10%) percent of the total acreage may be developed with uses not permitted in the underlying zoning district. The Board of Township Trustees shall review and find that the combination of uses meets the standards set forth in 10.5.1. Signs for uses developed pursuant to the 10% provision shall conform to the sign regulations for the District in which the use is first permitted. All planned unit developments shall be platted in accordance with applicable subdivision rules and regulations.

SECTION 10.3 Procedure

The Planned Unit Development shall be submitted and processed pursuant to Section 13 - Amendments. The applicant shall submit a "Request for Zoning Change" application with 20 copies of the development plan and a reduction along with the required application fee. The application shall include the following:

10.3.1 General Information

- A. Name, address and phone number of the applicant
- B. Name and address of registered surveyor, engineer and/or landscape architect who prepared the plan.
- C. Legal description of the property
- D. Present use of the property
- E. Conceptual overview of the development
- F. Proposed provision of utilities
- G. Proposed ownership and maintenance of common open space
- H. Anticipated timing and phasing of the development

10.3.2 Development Plan Information

- A. A vicinity/project location map
- B. Location, type and density of development types
- C. Conceptual drainage plan
- D. Location and amount of open space(s)
- E. Gross lot acreage, net lot acreage, maximum allowable density, proposed density with calculations indicated
- F. Maximum site coverage
- G. Topography at two foot contour intervals
- H. Existing features of the development site, including major wooded areas, streets, easements, utility lines, and land uses
- I. Street layout and names

10.3.2 Development Plan Information (cont'd)

- J. Existing buildings to remain or to be removed, and if the existing buildings remain, proposed use
- K. All proposed signs excluding street signs
- L. Proposed method of street lighting
- M. Landscape material to be used and proposed locations
- N. Location, area, and dimensions of all lots, setbacks, and building envelopes
- O. Required number of parking spaces and number of spaces proposed
- P. Area identification (entrance) structure.

SECTION 10.4 Additional Information

The Board of Township Trustees, Zoning Commission, Zoning Inspector and/or review agencies may require additional information such as professionally prepared maps, survey drawings, studies or reports including environmental assessments and/or traffic impact studies for the development. The expense of providing this information is the responsibility of the applicant.

SECTION 10.5 Standards

10.5.1 General

- A. The development shall be in conformance with the goals and objectives of the Monclova Township Land Use Plan (adopted 2009), and Monclova Township Zoning Resolution.
- B. The uses are compatible within the PUD and with surrounding land uses.
- C. The arrangement of land uses and buildings on the site integrate the topography, natural features, views, traffic access and the arrangement of usable common open space.

10.5.2 Residential

- A. The maximum number of dwelling units permitted shall not exceed the number of units permitted without the Planned Unit Development as determined by the underlying zoning district. The maximum number of dwelling units permitted in the Planned Unit Development shall be calculated by dividing the net residential acreage by the minimum lot area per dwelling unit as shown under Section 4.4. For purposes of the calculation, net residential acreage equals 80% of the gross parcel acreage, and gross parcel acreage is the total parcel area excluding existing public rights-of-way and floodplain. The maximum number of dwelling units permitted per gross acre according to this calculation is listed below for each zoning district.

10.5.2 Residential (cont'd)

<u>Zoning District</u>	<u>Maximum Dwelling Units Per Gross Acre</u>
A/R	0.80
R-C	1.74
R-B	2.17
R-A	2.90
R-1	3.87
R-3	4.09 (single-family)
	5.80 (two-family)
	6.96 (multi-family)

- B. No more than 40% of gross site acreage shall be devoted to coverage by buildings, structures, street pavement, driveway, and parking area pavement.
- C. No less than 15% of the gross site acreage, none of which is part of any yard or perimeter open space, shall be allocated to usable, accessible and consolidated common open space and may be allocated on a plat by plat basis (one-third of the required common open space may be a lake or pond)
- D. An open space area void of buildings, structures, parking areas, or other above-ground improvements except fencing shall be maintained along all perimeter property lines of the Planned Unit Development as follows:
 - 1. When abutting an "A" or "R" District, the open space perimeter area shall be provided with a minimum depth equal to the required rear yard setback of the PUD's underlying zoning district;
 - 2. When a residential area of a Planned Unit Development abuts a "C" or "M" District, a open space perimeter area shall be provided that has a minimum depth of 75 feet;
- E. Building height shall be in accordance with the underlying zoning.
- F. There are no minimum lot size, lot-width, building or structure setback requirements except as provided in Section 10.5.2(D) and Section 4.7.5.
- G. Telephone, electrical, cable, and other utility appurtenances and dumpsters shall be sufficiently screened.

10.5.3 Commercial

- A. Commercial developments shall be planned with common parking areas and common points of ingress and egress. Parking requirements shall be provided pursuant to Section 6, Off-Street Parking and Loading, and the number of spaces required shall be determined by each specific use within the Planned Unit Development. Parking and lighting shall be screened in accordance with Section 6.2.2(h) - Landscaping and Screening, and 6.2.2(i) - Lighting.

10.5.3 Commercial (cont'd)

- B. An open space area void of buildings, structures, parking areas, or other above-ground improvements except fencing shall be maintained on all perimeter property lines of the Planned Unit Development:
 - 1. A minimum open space depth of 30 feet shall be provided unless a greater setback is required as listed in the underlying zoning district;
 - 2. A minimum open space distance of 75 feet shall be provided when abutting an "A" or "R" District;
- C. No less than ten (10%) percent of the gross site acreage, none of which shall be a part of any yard, shall be allocated to usable, accessible and consolidated common open space (one-third of the required common open space may be a lake or pond).
- D. No more than 65% of gross site acreage shall be devoted to coverage by buildings, structures, street, driveway and parking area pavement.
- E. There shall be no minimum lot size, lot-width or building or structure setback requirements except as provided in Section 10.5.3(B) and 4.7.5.
- F. Telephone, electrical, cable and other utility appurtenances and dumpsters shall be sufficiently screened.

10.5.4 Industrial

- A. Industrial developments shall utilize natural features to screen lighting and parking. Parking and lighting shall be screened in accordance with Section 6.2.2(h) - Landscaping and Screening, and 6.2.2(i) - Lighting.
- B. A minimum open space width of 75 feet void of buildings, structures, parking areas, or other above-ground improvements except fencing shall be provided and maintained on all perimeter property lines of the Planned Unit Development unless a greater setback is required by this Zoning Resolution.
- C. No less than ten percent (10%) of the gross site acreage, none of which shall be a part of any yard, shall be allocated to usable, accessible and consolidated common open space (one-third of the required common open space may be a lake or a pond).
- D. There shall be no minimum lot size, lot width, or building or structure setback requirements except as provided in Section 10.5.4(B) and 4.7.5.

SECTION 10.6 Change to Approved Plan

Changes or alterations to the development plan as approved by the Board of Township Trustees that meet the criteria set forth in this section may be administratively reviewed and approved by the Zoning Administrator, except in the following circumstances:

SECTION 10.6 **Change to Approved Plan (cont'd)**

- A. Any change in the overall acreage or boundaries of the Planned Unit Development;
- B. Any change in use in the Planned Unit Development;
- C. Substantial alteration to open space areas and their location(s);
- D. A significant change in street pattern;
- E. An increase in the number of buildings or dwelling units;
- F. Changes in the building/building envelope location(s) or lot lines that result in a significant change in the coverage ratio, yard area or lot area.

Changes that involve one of the above shall be processed in accordance with Section 13 Amendments.

SECTION 10.7 **Expiration and Extension of Approval Period**

If construction of any phase of the approved Planned Unit Development begins within two (2) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within two (2) years after the approval is granted, the Planned Unit Development shall be void and the land shall revert to the district regulations in which it is located. An extension of the time limit may be approved by the Board of Township Trustees.

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