

“PD” Planned Development - Development Regulations

The subject property (the “Property”) shall be zoned “PD” – Planned Development District. Use and development of the Property shall conform to the regulations contained herein. All provisions contained in the City’s Zoning Ordinance relating to development within the Property which are not in conflict with the provision contained herein shall continue to apply to the development of the property.

I. INTENT: the intent/objective of this zoning is to provide a land-use allowing one- and two-family residential structures to be constructed on a single lot using a low-density multiple-family land-use structured into a Planned Development zoning thus providing long-term responsibility for high-quality maintenance.

II. USES

- A. Multiple family dwelling (apartment)
- B. Leasing/property management office
- C. Amenities
- D. Service facilities
- E. Parking, incidental to main use

III. SPACE LIMITS

- A. Minimum Lot Area: 3,600 SF per unit
- B. Minimum Lot Width: 60 ft
- C. Minimum Lot Depth: 100 ft
- D. Minimum Front Yard Setback: 25 ft
- E. Minimum Rear Yard Setback: 25 ft
- F. Minimum Side Yard Setback: 25 ft
- G. Maximum Height of Structure: 35 ft (2 stories)
- H. Maximum Lot Coverage: 50%
- I. Maximum Density (dwelling units per gross acre): 10 units per gross acre
- J. Maximum Units Per Building: 2 units

IV. MINIMUM DESIGN STANDARDS

A. Landscaping

1. The following above ground structures or ground level paving are permitted within the required landscape buffers:
 - a. Project identification monument signs;
 - b. Required perimeter walls and/or fencing may be installed at the edge of the landscape setback; and
 - c. Privacy or other fences may extend perpendicular from the building line to the perimeter fence or wall.

2. A minimum of one canopy tree per every 30 linear feet of property lines shall be planted within the landscape buffers. Canopy trees along the rights-of-way may be clustered.
3. Enhanced landscaping to the residential units and general site shall include:
 - a. One canopy tree (minimum 4" caliper and 12' high at time of planting) shall be planted between the access drive (minimum of 3' from curb) and the unit for 30% of the units.
 - b. One ornamental tree (minimum 2" caliper and 8' high at time of planting) shall be planted between the access drive (minimum of 3' from curb) and the unit for 30% of the units.
 - c. If space does not permit placement of the trees required in subsections 3.a. and 3.b. above, a maximum of 10% of the required trees may be provided in other locations on site to meet the quantity required in those subsections.

B. Perimeter Screening

1. The northern boundary shall be required to have a 6' tall masonry wall. From the east termination of the existing wood fence, a 6" tall tubular steel or wrought iron fence with steel structural supports spaced every 10' may be installed along the portion of the north boundary adjacent to the open space/floodplain.
2. A screening device shall be required on the eastern side of the proposed development, outside of any open space/floodplain area. The screening device shall be a 6' tall tubular steel or wrought iron fence with steel structural supports spaced every 10'.
3. As an alternative to the typical off-street parking screening device for multifamily developments, a living screening device may be installed to screen the view from the rights-of-way and shall consist of evergreen shrubs a minimum of 36" at time of planting and spaced 3' on center to provide a solid screen within two years from planting.

C. Amenity Requirements

1. Fitness Center (minimum of 500 square feet)
2. Swimming Pool (minimum of 1,000 square feet of water surface area) with a cooling deck (minimum 10' wide in all areas)
3. Grilling Area (minimum of 250 square feet)
4. Dog park (minimum of 5,000 square feet) and shall meet the following requirements:
 - a. The dog park shall be enclosed by a minimum 5' tall vinyl coated chain link fence;
 - b. No side of the enclosure shall be shorter than 30' in length;
 - c. One dog waste station which shall include a bag dispenser and a waste receptacle must be installed along the perimeter of the enclosure for every 2,500 square feet of the associated dog park; and
 - d. One 25 square foot animal washing bay (with associated plumbing) is provided in conjunction with the dog park.
5. Clubhouse and Gathering Space (minimum of 1,000 square feet)