

**ARTICLE IX.
PLANNED DEVELOPMENT DISTRICT
AND SUBDIVISION MASTER PLAN**

SECTION A. PURPOSE OF THE PLANNED DEVELOPMENT DISTRICT.

1. In certain instances, the purposes of this chapter may be achieved in the development of planned units which do not conform in all respects with the land use pattern designated on the zoning map, the district regulations prescribed by the zoning ordinance, or the subdivision requirements of this chapter. A Planned Development District (PD) may include a combination of different dwelling types and/or a variety of land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity.

SECTION B. SUBDIVISION REQUIREMENTS OF A PLANNED DEVELOPMENT DISTRICT.

1. It is the intent of this Article that subdivision review under this ordinance be carried out simultaneously with the review of a Planned Development District under the zoning ordinance.
2. The preliminary plat and final plat shall be in conformance with the requirements of the approved Planned Development District before they may be approved by the Planning and Zoning Commission. Where a development plan, site plan or other mechanism showing street layouts is made a part of the amending ordinance creating such Planned Development District, the preliminary plat, final plat and construction plans shall be in accordance with such plan or layout.
3. Both this ordinance and the zoning ordinance contain regulations which apply to the design of streets, utilities and open spaces. In any proposed Planned Development District for which the provisions of this ordinance are varied, written recommendations of the Director of Planning or his or her designee shall be given to the Planning and Zoning Commission and City Council as part of their consideration of approval of such proposed Planned Development District and variance to this ordinance.

SECTION C. SUBDIVISION MASTER PLAN.

1. Except as provided in Section B(1)(b) of Article VI of this ordinance, where a proposed subdivision is to be developed in phases, or where a tract of land containing forty (40) acres or more is to be subdivided and will contain an internal street system, the subdivider shall be required to submit, and receive approval by the Planning and Zoning Commission of, a subdivision master plan of the entire tract.

The purpose of a subdivision master plan is to allow the Planning and Zoning Commission to review the subdivision in relation to future phases of the development, existing and proposed subdivisions adjacent to the site, and future city service participation requirements.

2. The subdivision master plan shall be drawn at a scale of not less than one (1) inch equals five hundred (500) feet on a topographic map. The subdivision master plan shall include all land under control of, or owned by, the developer, and contain or have attached the following:
 - a. Names and addresses of the subdividers, owner of record, engineer and surveyor;
 - b. Proposed name of the subdivision;
 - c. Location in relation to the rest of the city and boundaries of the proposed subdivision;
 - d. Schematic layout of the entire tract and its relationship to adjacent property and existing adjoining development;
 - e. The successive order or phasing of the development of the tract, if applicable;
 - f. Proposed major categories of land use and current zoning;
 - g. Number of dwelling units and population densities, where applicable;
 - h. Street layout;
 - i. Location of sites for parks, schools and other public uses as shown on the Comprehensive Plan, where applicable;
 - j. Significant natural features, including floodplains, floodways, and wooded areas;
 - k. Significant existing man-made features such as railroads, buildings, utilities or physical features.
3. The overall layout, if approved by the Planning and Zoning Commission, shall be attached to and filed in the permanent records of the Planning Department. All subsequent preliminary or final plats shall be in accordance with the approved subdivision master plan. Provided, however, that the Planning and Zoning Commission may authorize minor adjustments to the approved subdivision master plan where the Commission determines such adjustments are consistent with the intent and general layout of the approved subdivision master plan. Where the preliminary or final plat deviates from the approved subdivision master plan to the extent that the Commission finds such deviation to be significant and not consistent with the intent and general layout of the approved subdivision master plan, such preliminary or final plat shall not be approved until it reflects the originally approved subdivision master plan, or a new subdivision master plan has been approved in accordance with Article IX of this ordinance. However, the Planning and Zoning Commission shall not change such approved

overall layout unless the subdivider agrees to such change or the Planning and Zoning Commission finds:

- a. That adherence to the previously approved overall layout will hinder the orderly subdivision of land in the area in accordance with the provisions of this chapter; and
 - b. That changes to the previously approved overall layout will not be detrimental to the public health, safety or general welfare.
4. Approval of a subdivision master plan shall be effective for eighteen (18) months. Approval may be extended for one (1) year periods by consent of the Planning and Zoning Commission. Once an approved final plat of a portion of the subdivision master plan has been recorded with the appropriate county, the subdivision master plan shall be deemed as vested and does not require any extensions.
 5. If the subdivision master plan is attached as an exhibit to the amending ordinance creating a Planned Development District, such plan shall be considered a condition of the zoning of the tract.
 6. Approval of a subdivision master plan shall not constitute automatic approval of the preliminary or final plat. The subdivider shall be required to submit a preliminary and final plat, including construction plans, for each unit or phase of development.
 7. A preliminary plat may be submitted to meet the requirements of this Article in lieu of the subdivision master plan, provided all applicable requirements of Article V of this ordinance are met.

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