



Proposed changes to the Planned Unit Development (PUD) Process

City Council Presentation – July 18, 2022



Reasons for Changes

- City Council concerns regarding lack of commercial development
- City Council concerns regarding “Mixed-Use” designations becoming completely residential
- Concerns that required private park land is too small and too split up to be of use



Proposed Changes

- A PUD must meet the intent of the PUD ordinance and must be hard to achieve
- Minimum size: 50 acres
- Required Concept Plan
 - No changes once approved without City Council approval for any:
 - Reduction in park land
 - Reduction of land for commercial uses
 - If a condition of approval was placed on the PUD that prohibits the proposed change
 - Changes allowed without Council approval
 - Slight shift in access points with Public Work's approval
 - Reduction in units/lots but not a change of housing types

Proposed Changes

- Require a higher level of Site Design
- No PUD Development Plan will be accepted if it varies from the Concept Plan. If so the PUD Document must go back through a public process.
- Change any reference to Mixed-Use to require two uses as a minimum with the lesser compromising 25% of the total development.
 - Concept Plan must show the potential mix of land uses.

Proposed Changes

- Change park land requirement to 10% of total land area
 - Of the 10%, a total of 5% must be in one parcel no smaller than 1 acre
 - Must have a minimum dimensions of 150-feet on all sides
 - May not include flood plains, drainage ways, & floodways
 - Must contain amenities such as playground, ball fields, etc.
 - Trails may not be counted towards the first 3%
 - For densities greater than 8 DUA, the required parkland rises to 15%



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Proposed Changes

- All arterial frontages must be designated for non-residential uses, as well as a corner where a collector intersects an arterial or another major collector



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Next Steps

- July 19, 2022: PC Study Session
- August 2, 2022: PC Recommendation
- September 19, 2022: CC Adoption (1st Reading)



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Questions?

