

## **Article 8    PLANNED UNIT DEVELOPMENT**

- 8.01    Purpose. The purpose of Planned Unit Development article of the City zoning ordinance is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve design, character, and quality of new development; to facilitate the adequate and economic provision of streets and utilities; and to preserve the natural and scenic features of open areas alongside major developments.
- 8.02    Definition. A “Planned Unit Development” involves a project area devoted to a particular group of uses; residential, commercial, or industrial or a mixture of uses, located on a lot or contiguous group of lots held under single, joint, or common ownership.
- 8.03    Applicability of Dimensional Requirements. The lot area, lot width, yard, and usable open space requirements of this ordinance shall not apply to planned unit developments, and the siting and location of buildings; improvements, structures, and common open spaces within the area of the planned unit development shall be controlled by the development plans which are approved for the planned unit development.
- 8.04    Zoning Designation of Planned Development Areas. Areas in Frankfort may be designated by the City Commission upon the recommendation of the Planning Commission.
- 8.041    An area may be zoned if the original request for such designation is made by the City Commission or by the Planning Commission. When a planned area is so zoned, any construction or development proposed shall have a development plan submitted to and approved by the Planning Commission before any building permit shall be issued. Since any such zoned area may encompass several lots under several ownership, the Planning Commission may approve individual development plans for individual parcels providing they first assure that each plan so approved is interrelated with plans for adjoining parcels or is capable of being extended to adjoining parcels of land. (Rev. 12/14/92)
- 8.042    An area may be zoned as a Planned Development based upon applications for such designation by an owner, developer or contiguous owners or developers. Such application shall include:
- A.        Conceptual Development Plan: This plan shall include all requirements for a concept plan as found in Article 5 and shall include all the area designated as a planned unit.
- B.        Written Statement: The written statement to accompany the preliminary development plan shall contain the following information:
1. Description of the planned development
  2. Land ownership

### 3. Relationship to surrounding neighborhood

8.05 PUD Zoning Designation. Applications for approval of the planned developments shall be submitted to the Planning Commission in accordance with the rules for change of zone. The Planning Department shall review any such plan and forward a report to the Planning Commission. The Planning Commission shall hold a public hearing on the requested PUD zone designation.

8.051 Upon conclusion of its public hearings, the Planning Commission shall forward its recommendations, together with the Planning Department report and such other documents as may be pertinent to the City Commission.

8.052 The City Commission may then pass an ordinance establishing a zoning district designating the land included in the development plan as a Planned Development District on the zoning map. (Rev. 12/14/92)

8.053 Planned Development Districts shall be designated one of the following:

- A. PR – Planned Residential District
- B. PM – Planned Mixed Use District
- C. PC – Planned Commercial District

### 8.10 Planned Residential Development (PR).

8.101 Definition. A Planned Residential development “PR” is a group of building constructed for residential use and ancillary commercial use, located on a lot or contiguous group of lots held under single, joint, or common ownership, covering at least ten (10) acres.

8.102 Criteria for Approval. Uses permitted in a planned unit development may be of the following, provided two (2) or more residential uses are included in each PR zoned land and further provided that the building arrangement, site design and mixture of uses is appropriate to the area in which the planned unit development is located.

- A. Single household detached dwellings.
- B. Single household semi-attached or attached (townhouses) dwellings.
- C. Two household dwellings.
- D. Apartments.
- E. Recreation uses subject to requirements of these regulations.
- F. Commercial uses subject to the approval of the Planning Commission, but limited to the uses listed in the “CL” district.
- G. Community facilities deemed necessary by the Planning Commission.

- 8.103 Total Open Space. The total of all open space in any PR zoned land shall not be less than 50 percent. Open space for this purpose shall include all areas not covered by structures, streets or parking.
- 8.104 Ratio of Use. In any planned residential development the mixture of uses permitted should include at least two or more different residential types.
- 8.105 Commercial Uses. Commercial uses in a Planned Residential Development permitted by the Planning Commission shall be limited to those permitted in any "CL" zone. Commercial facilities provided in a Residential PUD shall be capable of being supported by the residences in that development.
- 8.106 Density. Dwelling unit densities shall be compatible with the zoning districts and the neighborhood in which the Planned Unit Development is located. The Planning Commission may permit an increase in density of up to 25% greater than the density permitted in any adjacent zoning district.

## 8.20 Planned Mixed Use Development (PM)

- 8.201 Definition. A Planned Mixed Use Development "PM" is a group of buildings constructed for residential and/or commercial use, located on a lot or contiguous group of lots held under single, joint, or common ownership, covering at least ten (10) acres.
- 8.202 Criteria for Approval. Uses permitted in a planned mixed use development may be of the following, provided two (2) or more uses are included in each PM zone and further provided that the building arrangement, site design and mixture of uses is appropriate to the area in which the planned mixed use development is located:
- A. Single household detached dwellings.
  - B. Single household semi-attached or attached (townhouse) dwellings.
  - C. Apartment.
  - D. Recreation uses subject to requirements of these regulations.
  - E. Commercial uses as identified by and listed in the "CG" district, but not including conditional uses.
  - F. Community facilities deemed necessary by the Planning Commission.

## 8.203 Bulk and Area Regulations.

- A. Lot Size: Minimum lot size for a planned mixed use development shall be ten (10) acres.
- A. Setback: Minimum setback for any structure shall be the setback required in the zone adjacent.
- B. Open Space: The total of all open space in any PM district shall not be less than 40%. Residential areas shall have at least 50% open space and commercial areas shall include at least 25% landscaped open space.

- C. Height: In general, height shall be limited to 45 feet. However, to permit the greatest flexibility of design the Planning Commission may approve greater heights provided such height is an integral part of the building grouping and enhances the design of the entire project.
  - D. Density: Residential densities should not exceed 10 units per acre in single dwelling areas and 16 units per acre over all. Commercial areas should not exceed a FAR of 1.5.
- 8.204 Parking. No parking shall be permitted in the front yard of any structure constructed on an individual lot unless such parking area is landscaped with trees, shrubs and grass islands to prevent the appearance of open parking lots. All parking and loading requirements shall be in accordance with regulations specified in Article 12 of this Ordinance.
- 8.205 Storage. Outdoor storage shall be prohibited unless fully screened on all sides by an opaque ornamental screen.
- 8.206 Landscaping. A landscape plan for the entire development shall be prepared and presented to the Planning Commission for approval. This plan shall show the type and location of plantings, locate and show the purpose of visual screens and establish a means to insure the accomplishment of the landscape plan. The landscaping plan shall meet or exceed all landscape regulations found in this ordinance.
- 8.207 Access to the planned mixed use complex shall be designed to minimize conflicts in traffic. Insofar as possible, all lot should be designed to front on streets within development.
- 8.208 Street Standards. All streets within the planned mixed use development shall be designed at least to standards of collector streets.
- 8.209 Loading Requirements. One off-street loading area for standing loading, or unloading shall be provided for each 25,000 square feet of usable floor space for each commercial building or contiguous group of commercial buildings.
- All loading and unloading facilities must have appropriate means of access to a street or alley and must have adequate area for maneuvering vehicles.
- 8.210 Pedestrian Access. This must be arranged so as to provide safe and convenient routes to, from and within a planned development, and must interconnected by a common pedestrian system, and must separate pedestrian traffic from automotive traffic.
- 8.211 Trees, Ground Cover, Streams and Woodland. These and all other natural features must be preserved, so far as practicable. In addition, adequate landscaping areas must be provided which are appropriate to the commercial development giving consideration to the height, location, siting of buildings, type

and configuration of materials used, and the maintenance they require. Adequate landscaping is required for all off-street parking areas.

### 8.30 Requirements for Planned Commercial Development (PC)

- 8.301 Purpose. The purpose of this section is intended to encourage a unified grouping of commercial and/or industrial buildings which do not require or desire a central location.
- 8.302 Definition. A planned commercial development is a building, structure or grouping of buildings or structures constructed predominantly for commercial or industrial uses located on a lot or contiguous group of lots held under single, joint, or common ownership or lease.
- 8.303 Uses Permitted. It is not the intent of the zone to restrict potential development by limiting uses. In Planned Commercial Zones, uses permitted by include offices, commercial services, shopping centers and light distribution centers and ancillary residential dwellings. In planned industrial zones uses permitted may include manufacturing, distribution, research and development office and subordinate services. Since some permitted uses may be incompatible with others, the developer of a planned commercial complex shall provide the Planning Commission with a list of specific uses proposed in his development which shall be compatible with each other and neighboring uses. In general, planned commercial/industrial developments will fall into one of the following categories:
- A. Neighborhood Retail Centers
  - B. Community Shopping Centers
  - C. Regional Shopping Centers
  - D. Planned Office Parks
  - E. Research and Development Parks
  - F. Distribution and Warehousing Centers
  - G. Industrial Parks
- 8.304 Bulk and Area Regulations.
- A. Lot size: Minimum lot size for a planned commercial development shall be five (5) acres.
  - B. Setback: Minimum setback for any structure shall be the setback required in the zone adjacent.
  - C. Lot Coverage: Maximum lot covered by buildings or structures shall be 50% at ultimate expansion potential.
  - D. Height: In general, height shall be limited to 45 feet; however, to permit the greatest flexibility of design, the Planning Commission may approve

greater heights provided such height is an integral part of the building grouping and enhances the design of the entire project.

- E. Floor Area Ratio: The floor area ratio shall not exceed (1.5).
- 8.305 Parking. No parking shall be permitted in the front yard of any structure constructed on an individual lot unless such parking area is landscaped with trees, shrubs, and grass islands to prevent the appearance of open parking lot. All parking and loading requirements shall be in accordance with regulations specified in Article 12 of this Ordinance.
- 8.306 Storage. Outdoor storage shall be prohibited unless fully screened on all sides by an opaque ornamental screen. Additional requirements for larger buildings are found in Article 11. *(Amended by ordinance on 6-26-06)*
- 8.307 Landscaping. A landscape plan for the entire development shall be prepared and presented to the Planning Commission for approval. This plan shall show the type and location of plantings, locate and show the purpose of visual screens and establish a means to ensure the accomplishment of the landscape plan. The landscaping plan shall meet or exceed all appropriate landscaping regulations found in this Ordinance.
- 8.308 Access to the planned commercial complex shall be designed to minimize conflicts in traffic. Insofar as possible all lots should be designed to front on streets within commercial development. Lots should not have direct access to existing streets, roads, or highways.
- 8.309 Street Standards. All streets within the planned commercial or planned industrial development shall be designed at least to standards of collector streets.
- 8.310 Loading Requirements. One off-street loading area for standing, loading, or unloading shall be provided for each 25,000 square feet of usable floor space for each building or contiguous group of buildings. Minimum dimensions for such loading space should be 60 feet (depth) by 14 feet (width) by 14 feet (height clearance).
- 8.311 Pedestrian Access. This must be arranged as to provide safe, and convenient routes to, from, and within a planned development, and must be interconnected by a common pedestrian system, and must separate pedestrian traffic from automotive traffic.
- 8.312 Off-Street Parking. These areas must provide safe, and convenient access to streets and thoroughfares, and must be convenient to building groups, and must allow for adequate internal circulation of vehicles.
- 8.313 Trees, Ground Cover, Streams and Woodland. These and all other natural features must be preserved, so far as practicable. In addition, adequate landscaping areas must be provided which are appropriate to the commercial development giving consideration to the height, location, siting of buildings type and configuration of materials used, and the maintenance they require. Adequate landscaping is required for all off-street parking areas.

8.40 Development Plan Approval

8.401 Approval of the Planned Unit Development Plan. Following the approval of the zone map amendment to a Planned Unit Development, the applicant shall submit to the Planning Commission a development plan, in accordance with the Subdivision and Development Plan Regulations, covering all of the zoned area.

8.402 Contents of the Development Plan. The final development plan shall contain all of the following information:

- A. All requirements for a development plan as found in the adopted Subdivision and Development Plan Regulations; and
- B. Elevation and perspective drawings for each building, and
- C. Detailed maps of areas to be conveyed as common open space, and of any improvements to be constructed therein, and
- D. Agreements and covenants which shall govern the use, maintenance, and continued protection of the planned development and its common open space, and
- E. A development schedule indicating the stages of the planned development and the anticipated rate of development.
- F. All requirements found in Article 11. *(Amended 6-26-06)*
- G. All requirements found in the Subdivision and Development Plan Regulations.

8.403 Planning Commission Review. The Planning Commission shall review the development plan at a public hearing held in accordance with the rules of procedure of the Planning Commission. At that time, the Planning Commission will review each type of development by use of the relevant substantive requirements found in Article 8, and Article 5 - Section 5.06 and the additional criteria below:

- A. Adequate spacing must be provided between buildings, and structures, giving consideration to their height, design, location and siting; to the placement and extend of facing window areas; and to intervening streets, land contours, topography, and such other natural features as will assure privacy and amenity.
- B. The planned unit development is appropriately related to the surrounding neighborhood and there is a buffer area of at least 30 feet between the planned unit development and any adjacent residential use district of a lower density. The buffer area must be free of buildings, streets, or parking and must be landscaped screened, or protected by natural features so that adverse effects on surrounding areas are minimized.

8.404 Reserved

8.405 Waivers and Modifications. In granting these waiver, the Planning Commission shall follow the same guidelines as specified in Section 1.09, Provisions for Waivers and Modifications contained in these regulations.

- 8.406 Fee Schedule. The Planning Commission may establish a fee schedule for planned development applications to cover the cost of processing and review.
- 8.407 Building Permits and Certificates of Occupancy. The Building Official shall issue building permits for buildings and structures in the area covered by the approved development plan if they are in conformity with the development plan as recorded, and within all other ordinances and regulations. (Rev. 12/14/92)
- 8.408 Lapse of Development Plan. If no building, structure, or other improvement has been substantially completed in the planned development within two (2) years of the approval of the development plan, the development plan will automatically be revoked and a new development plan will be required for approval prior to issuing a building permit.
- 8.409 Development Plan to Govern. After the approval of the development plan the use of land and the construction, reconstruction, modification or alteration of any buildings, structures, or improvements within the planned development shall be governed by the development plan rather than by the provisions of this Zoning Ordinance.