

1400 Planned Unit Development

PURPOSE

The purpose of the Planned Unit Development (PUD) is to provide a means of development that is flexible and innovative when development of a site by standard, more rigid, conventional zoning district regulations may produce less efficient use of the land and less amenities and benefits for the community and users of the development. Development under planned unit development provisions provides a means of encouraging ingenuity, imagination and flexibility on the part of land owners, engineers, architects, site planners and developers in the planning and design of land areas. It is not the intent of the planned unit development provisions to allow applicants to circumvent the intent of this Zoning Code or to allow development of land not in conformance with the Land Use Plan of the Village.

DESCRIPTION

The Planned Unit Development may be exclusively residential, commercial, or industrial; or a combination of commercial/industrial uses. Each district shall have at a minimum the following net acreage: Residential - 2 acres, Commercial - 5 acres, Industrial - 20 acres, and a combination commercial/industrial - 25 acres. The Village of Metamora Planning Commission shall review and find that the combination of uses meet the standards set forth.

ZONING APPLICATIONS PROCEDURE

The Planned Unit Development shall be submitted to the Zoning Inspector and processed pursuant to Administration and Enforcement. The applicant shall submit a "Request for P.U.D. Designation" application with five (5) copies of the development plan along with the required application fee. The application shall include the following:

A. General Information

1. Name, address and phone number of the applicant;
2. Name and address of registered surveyor, engineer and/or landscape architect who prepared the plan;
3. Legal description of the property;
4. Present use of the property;
5. Conceptual overview of the development;
6. Proposed provision of utilities;
7. Proposed ownership and maintenance of common open space; and
8. Anticipated timing and phasing of the development.

B. Development Plan Information

1. A vicinity/project location map;
2. Location, type and density of development types;
3. Conceptual drainage plan;
4. Location and amount of open space(s);

5. Gross lot acreage, net lot acreage, maximum allowable density, proposed density with calculations indicated;
6. Maximum site coverage (not required for detached single-family PUD's);
7. Topography at two foot contour intervals;
8. Existing features of the development site, including major wooded areas, streets, easements, utility lines, and land uses;
9. Street layout and names;
10. Existing buildings to remain or to be removed, and if the existing buildings remain, indicate proposed use;
11. All proposed signs excluding street signs;
12. Proposed method of street lighting;
13. Landscape material to be used and proposed locations;
14. Location, area, and dimensions of all lots, setbacks, and building envelopes; and
15. Required number of parking spaces and number of spaces proposed.

ADDITIONAL INFORMATION

The Village of Metamora Planning Commission, or Zoning Inspector may require additional information such as professionally prepared maps, studies or reports including environmental assessments and/or traffic impact studies for the development. The expense for this information is the responsibility of the applicant.

PUBLIC HEARING PROCESS

Upon the submittal of a complete application and plans as determined by the Planning Commission for a Planned Unit Development, a public hearing shall be called and a 30 day notice shall be given. All adjoining property owners shall be notified by mail as to the public hearing date.

Upon the approval of the PUD by the Village Planning Commission, the recommendation of the Planning Commission shall be forwarded to the Village of Metamora Council and may at its discretion, conduct a public hearing. If approved, the PUD designation shall be officially placed on the village zoning map.

STANDARDS

A. General

1. The development shall be in conformance with the goals and objectives of the Village of Metamora Comprehensive Plan, Zoning Resolution and applicable Subdivision Regulations (and as amended).
2. The uses are compatible with the proposed and existing surrounding land uses.
3. 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.

B. Specific – Residential

1. The maximum number of dwelling units (DU's) permitted per one gross site acreage (GSA) is listed in the districts below. An additional dwelling unit is permitted in each district subject to each additional half (1/2) acre provided within the PUD as common and consolidated open space (which may include recreation areas, storm water retention areas, and natural areas).