

**ARTICLE 1321**  
**Planned Development Groups**

**1321.01 Review by Planning  
Commission.**  
**1321.02 Requirements.**

**1321.03 Review and Approval.**

**CROSS REFERENCES**

Definitions - see P. & Z. 1305.01(28)

**1321.01 REVIEW BY PLANNING COMMISSION.**

A planned development group may be permitted on a site of a continuous parcel of land which shall not be less than two acres or 67,120 square feet after the review and recommendation of the Planning Commission, in accordance with the following general requirements and the indicated procedure.

(Passed 2-14-78.)

**1321.02 REQUIREMENTS.**

(a) In any R District, such development group shall meet the standards of the District except that yard requirements need be applied only to the site boundaries; more than one building may be permitted on sites held by one owner or in common ownership. A site plan shall be submitted showing the proposed location of buildings, driveways, walkways, off-street parking areas, recreational areas and such other features as the Commission may reasonably require, including a copy of any deed restrictions.

(b) In any B District, in addition to the foregoing, as may be applicable, information shall be furnished regarding ways of ingress and egress, contemplated effect on the traffic on adjoining streets, location and size of signs, type of exterior lighting, extent and kind of landscaping.

(c) In an I District, the foregoing requirements, as may be applicable, shall be observed, in addition to such others as the Commission may consider essential.

(Passed 2-14-78.)

**1321.03 REVIEW AND APPROVAL.**

Before any action on any of the plans for a Planned Development Group, the plan and any supplemental information shall be submitted to the Commission for study and report. Reasonable requirements may be recommended by the Commission for the protection of adjoining property. The Commission shall report its recommendations for approval or disapproval, together with the reasons therefore and additional requirements, if any, to Council for action. After holding a public hearing on the plan, approval of the plan shall constitute permission to proceed with development. Any conceptual or fundamental change on the approved site plan shall be in accordance with the procedure outlined in the approval of the plan. (Passed 2-14-78.)