

<b>PD—PLANNED DEVELOPMENT DISTRICT</b>
ALLOWED USES: The PD district is designed to allow an applicant to submit a proposal for any uses or any mixture of uses allowed under the specific Future Land Use map designation of the subject property, however all land uses within the proposed development shall be compatible with other proposed uses and all proposed land uses shall be compatible with existing and planned uses of properties surrounding the proposed development.
<b>DENSITY</b>
The residential density and non-residential intensity of use of a development plan shall have no undue adverse impact upon the physical and environmental characteristics of the site and surrounding lands. Within the policy limitations of the Comprehensive Plan, the permitted residential density and non-residential intensity of use in a proposed development may be adjusted upward or downward in accordance with section 33-32.02(d).
<b>DIMENSIONAL REQUIREMENTS</b>
The minimum size of the proposed development shall be one acre for both residential and nonresidential development except for Downtown Commercial land use designation which does not have a minimum. Minimum setbacks at the perimeter of the development shall be equal to those of the abutting districts. All other development standards to be established in the PD, Development Agreement.
<b>MINIMUM REQUIREMENT FOR STORMWATER MANAGEMENT</b>
Stormwater generated by, during and after construction or improvement must be contained on-site or within a communal stormwater collection and management system permitted by the State.
<b>MINIMUM REQUIREMENTS FOR WATER AND SEWER</b>
Application for and connection to municipal water and sewer is required within areas served by the city.
<b>REQUIREMENTS FOR TREE COVERAGE</b>
Historic trees and trees utilized to meet the minimum tree protection requirement or trees located inside a designated tree protection area, as defined in Article VI of Chapter 33, may not be removed without application and approval of a permit by the city.
<b>LANDSCAPING AND SIGNS</b>
Landscaped buffers are required along street frontages where are proposed (Article VIII of Chapter 33). Additional buffer and sign requirements apply to developments within and/or along special overlay districts (Article IV of Chapter 33).
<b>TRAFFIC IMPACT ANALYSIS</b>
Calculation and submittal of average annual daily trips is required for all developments. The developer of any development which will generate 1,000 or more Average Annual Daily Trip (AADT) ends per day, as determined by reference to the Institute of Traffic Engineers Trip Generation Manual or to locally derived trip generation rates accepted by the city as accurate, shall provide the city with a traffic impact analysis prepared by a qualified traffic engineer at the time application is made for approval of a site plan or preliminary plat. See also, Section 33-41.04.1
<b>CLUSTERING</b>
On-site transfer of density. Development on parcels containing environmentally sensitive areas may be clustered on nonsensitive portions of the site by concentrating the number of units or the amount of square footage allowed for the entire site under the otherwise applicable land use designations on those nonenvironmentally sensitive portions of the site. This section shall apply to planned developments only. Limitation on density: The density on the nonsensitive portion of the site shall be limited to that which can be designed to meet all applicable provisions of section 33-104 including those in Article VI of this chapter relating to development activities adjacent to environmentally sensitive areas.(Ord. No. 2002-09, §§ 1, 2, 2-18-02)
<b>COMMUNITY DESIGN STANDARDS</b>
Site and building aesthetics need to comply with the Community Design Standards (Article VIII, section 33-94).