

Chapter 3 Table

Update Tables according to the following:

Under the Residential: PUD Column change the following uses from Permitted with Conditions (PC) to Accessory (A):

- Assembly/Civic Hall
- Child Care Facility
- Retail
- Health Club
- Marina
- Recreation Center
- Townhomes

5.1 STANDARDS FOR USES PERMITTED WITH CONDITIONS (PC)

5.1.2 Commercial Uses Permitted With Conditions

~~Assembly/Civic Hall (Residential Planned Unit Development)~~

~~Neighborhood activities may include limited uses as specifically limited below:~~

~~No Assembly/Civic Hall shall be permitted within any PUD containing fewer than two hundred (200) dwelling units.~~

~~Any Assembly/Civic Hall must be designed as an integral part of the development; external advertising or other characteristics which would alter the residential scenic quality, noise level, or traffic load shall not be permitted.~~

~~Any Assembly/Civic Hall must may be for the exclusive use and convenience of residents of the development and their guests.~~

~~If open to the public, adequate parking shall be provided.~~

~~Child Care Facility: (Residential Planned Unit Development)~~

~~Not permitted within any PUD development containing fewer than two hundred (200) dwelling units.~~

~~Facility must be designed as an integral part of the development; external advertising or other characteristics which would alter the residential scenic quality, noise level, or traffic level shall not be permitted.~~

~~Must be for the exclusive use and convenience for the residents of the development and their guests.~~

~~Retail: (Residential Planned Unit Development)~~

~~Neighborhood commercial activities may include limited convenience commercial uses as specifically limited below:~~

- ~~1. No commercial activities are permitted within any PUD containing fewer than two hundred (200) dwelling units.~~

- ~~2. Any commercial facility must be designed as an integral part of the development; external advertising or other characteristics which would alter the residential scenic quality, noise level, or traffic load shall not be permitted.~~
- ~~3. Any commercial facility authorized must be for the exclusive use and convenience of residents of the development and their guests.~~

5.1.6 RECREATION AND ENTERTAINMENT USES PERMITTED WITH CONDITIONSL (PC)

- ~~— Health Club: (Residential Planned Unit Development)~~
- ~~— Facility must be designed as an integral part of the development; external advertising or other characteristics which would alter the residential scenic quality, noise level, or traffic level shall not be permitted.~~
- ~~— Must be for the exclusive use and convenience of residents of the development and their guests.~~

- ~~— Recreation Center: (Residential Planned Unit Development)~~
- ~~— Facility must be designed as an integral part of the development; external advertising or other characteristics which would alter the residential scenic quality, noise level, or traffic level shall not be permitted.~~
- ~~— Must be for the exclusive use and convenience of residents of the development and their guests.~~

5.1.7 Residential Uses Permitted With Conditions (PC)

- ~~— Townhouses (Residential Planned Unit Development):~~
- ~~— No front, side, or rear yard as such is required in connection with any townhouse, but each townhouse shall, as a portion of its individual fee simple lot, have one yard containing not less than three hundred and twenty (320) square feet, no more than fifty (50) percent of the three hundred and twenty (320) square feet can contain any type of structure to include deck, patio, sidewalks, other impervious surfaces. This area shall not be used for off-street parking or for any accessory building.~~

[Section 5.6 will be Repealed and Replaced with the following New Section 5.6]

5.6 STANDARDS AND PROCEDURES FOR PLANNED UNIT DEVELOPMENTS

1. Types

- A. The requirements for both PUDs and MXU-PUDs are generally the same, unless specifically called out for MXU-PUDs.
- B. **PUD:** The Planned Unit Development is primarily residential with some opportunity for other compatible uses. The purpose of the PUD is to encourage a variety of housing types and to use land efficiently through a professionally prepared master planned community.
- C. **MXU-PUD:** The purpose of the Mixed-Use PUD is to create pedestrian oriented neighborhoods by encouraging a variety of infill housing choices, with retail, office, restaurants, and public facilities or institutions, that are less automobile dependent. The MXU-PUD is intended to promote flexibility in design standards and diversification of complimentary land uses. This is accomplished by applying a professionally prepared development plan, and to promote the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities.

2. **PUD Approval Process:**

- A. **Pre-application conference:** The developer must schedule and attend a pre-application meeting with RPC and other reviewing agencies prior to formally applying. Pre-application meetings shall be scheduled with staff as needed. The purpose of the pre-application meeting is to prepare a development plan for public hearing with the RPC and appropriate elected body. This discussion shall concern, but not be limited to the following:
 - I. Site:
 - a. Location and Size of development
 - b. Floodways and locations of structures
 - c. Existing zoning
 - d. Surrounding type of development, land use, and zoning
 - e. General topography and physiographic characteristics
 - II. Development:
 - a. Density and/or mixture of uses
 - b. Parking areas
 - c. Open space
 - d. Proposed landscaping or other treatments
 - e. Proposed access, street layout, and pedestrian circulation
 - III. Community facility consideration:
 - a. General statement of the effects of the proposed development on schools, fire, and police services, etc.
 - b. Proximity and adequacy of utilities, major traffic arteries, etc.
 - IV. Development phasing schedule: Estimated time span for construction of the proposed development including any phasing.

- B. **Preliminary Application:** After the developer meets with RPC staff for the required pre-application conference, the Preliminary application may be made in the form of a zoning request per the requirements in Chapter 11 Section 4.
- I. **Application Submittal:** A developer shall make an initial application for approval of a PUD by filing the required application and fourteen (14) copies or digital submission of the preliminary plan with the RPC by the deadline. The RPC shall forward one of these copies to the appropriate departments or entities, all of whom shall submit any recommendations in writing to the RPC prior to the initial hearing on the preliminary plan.
- II. **Regional Planning Commission Action:** The RPC shall forward the plan to the City Council along with a written report recommending approval or disapproval of the plan and the proposed zoning amendment. The RPC recommendation shall refer, but not be limited to, the following conditions:
- a. That the PUD is consistent with the comprehensive plan;
 - b. That the property adjacent to the area included in the plan will not be adversely affected;
 - c. That the plan is consistent with the intent and purpose of this section to promote public health, safety, morals, and general welfare;
 - d. That there is a need for such development in the proposed location;
- III. **Governing Body Action:** Upon receipt of the written report prepared in accordance with Subparagraph II above, the Governing Body shall consider the report, the preliminary PUD plan, and other such data as may be required. Prior to the enactment of any amendment to the zoning map, a required public hearing shall be held. The RPC report must be made available to the public at least three (3) days prior to the public hearing.
- a. Within one-hundred (100) days after the public hearing, the Governing Body shall either approve the plan and grant the necessary rezoning, or disapprove the plan. Failure of the Governing Body to act within this time period shall be deemed to be a denial.
- IV. No building permits may be issued and no final plat may be approved on land within the PUD district until the final PUD plan has been approved by the RPC.
- C. **Final application:**
- I. Within twenty four (24) months following the approval of the preliminary plan, the applicant shall file with the RPC a final plan containing in final form the information required. At its discretion and for good cause shown, the RPC may extend the time period for filing the final plan.

- D. **Relationship to the Subdivision Regulations** In any instance where land is to be subdivided or streets are to be dedicated, the following procedure will be utilized.
- I. **Preliminary Plat:** At the time application is made for approval of a final PUD Development Plan, application shall also be made for preliminary approval of a subdivision plan. Both the final PUD plan and preliminary plat will be considered by the RPC concurrently.
 - II. **Final Plats:** final plats are permitted on any portion of an approved Development Plan.

E. Final Approval: Regional Planning Commission Action

Within the time period as specified within the requirements of TCA, the RPC shall either approve or disapprove the final PUD and preliminary subdivision plat.

The RPC may approve the final plan if it finds:

- I. The final plan is in substantial compliance with the preliminary plan; and
- II. That the final plan complies with all other standards for review which were not considered when the preliminary plan was approved.

In the event the RPC finds that conditions which supported approval of the preliminary plan have changed so as to raise reasonable question regarding the developer's ability to continue with the plan, it may withdraw its approval of the plan; a report of this action shall be sent immediately to the Governing Body along with a recommendation that the PUD district be changed back to the original zone classification.

In accordance with the schedule presented in the preliminary plan, the developer may elect to seek final approval of only a geographic section or sections of the land included within the total development.

F. Changes and Modifications:

- I. A final PUD, approved by the RPC, is the sole basis for granting minor modifications for site reviews or final plats for any portion of the final development plan.
- II. Major changes to the PUD, after it has been adopted by the Governing Body, shall be considered the same as a new application and shall be made in accordance with the procedures specified in this ordinance.

Major modification may include but are not limited to the following:

- a. An increase in gross density of greater than 10%,
- b. Alteration of exterior boundaries, properties, or acreage,
- c. Significant adjustments to major roadway alignments, or
- d. Significant adjustments to the types and intensity of proposed uses.

III. Minor changes in PUDs may be approved by the RPC Director provided that such changes:

- a. Density changes less than +/- 10%,
- b. Minor adjustments to the boundaries of the use districts in an MXU-PUD,
- c. Minor shifts in location of buildings and parking, or
- d. Minor adjustments to alignments of major roadways and changes to local streets, utility easements, and public open spaces.

G. **Filing of an approved Final Plan:** Upon approval of a final plan, the plan and all maps, covenants, and other portions thereof shall be filed with the following agencies:

- I. The County Register of Deeds,
- II. The Regional Planning Commission,
- III. The City Building Official.

H. **Failure to begin PUD development:** If no construction has begun or no use established in the PUD three (3) years from the date of approval of the final PUD plan, the RPC may require the landowner to appear before it and to present evidence substantiating that he has not abandoned the project and possesses the willingness and ability to continue its development. At its discretion and for good cause shown, the RPC may extend the time period for completing the PUD plan. In the event the RPC finds that conditions which supported approval of the PUD plan have changed so as to raise reasonable question regarding the developer's ability to continue with the plan, it may withdraw its approval of the plan; a report of this action shall be sent immediately to the City Council along with a recommendation that the PUD district be changed back to the original zone classification.

If site preparation commences and permits are secured within three (3) years then the vesting period shall be extended an additional two (2) years to commence construction from the date of the expiration of the (3) year period. Per TCA 13-3-413, developments with two (2) or more phases shall each have a separate vesting period as described in the development plan.

I. **Enforcement of the development schedule:** The construction and provision of all common open spaces and public and recreation facilities which are shown on the final plan must proceed according to the approved phasing plan. From time to time the RPC shall compare the actual development accomplished with the approved schedule for development. If the RPC finds that the construction of dwelling units or other commercial structures is different than the approved final phasing plan, the RPC may take any of the following actions:

- I. Cease approval of any additional final plats.

- II. Instruct the City of Clarksville Building Official to discontinue issuance of building permits and/or certificates of occupancy.
- III. In any instance where the above actions are taken, the RPC shall gain assurance that the relationship between the construction of dwellings or other structures of a commercial nature and the provision of common open spaces and public and recreational facilities is brought into adequate balance prior to the continuance of construction.

2. PUD and MXU-PUD Submittal Requirements

A. Eligibility and Minimum Requirements

- I. **Consistency with The Comprehensive Plan:** No PUD shall be approved unless the final development plan is found to be consistent with goals and objectives of the long-range comprehensive plan.
- II. **Ownership:** No tract of land may receive final approval as a residential planned unit development without being under single ownership. Unless otherwise provided as a condition of approval, the developer of an approved planned unit development may divide and transfer parts of the development prior to completion. The transferee shall complete each part, and shall use and maintain it in strict conformance with the adopted final planned unit development plan.
- III. **Minimum Requirements:**
Upgrades to infrastructure may be incurred at the developer’s expense to provide adequate infrastructure and services to the MXU-PUD.

	PUD (City Only)	MXU-PUD
Minimum Requirements		
Min acres	1 acre	5 acres
Max acres	25 acres	NA
Min density	5 dwelling units per gross acre	5 dwelling units per gross acre
Max density	40 dwelling units per gross acre	40 dwelling units per gross acre
Mixture of Uses	Residential Minimum 80% of building square footage*	Maximum single use 80% of land area
Utilities and Services		
Fire	NA	Must demonstrate adequate fire protection
Transportation	Traffic Assessment Required at Preliminary PUD when peak hour trips exceeds 100 trips. A Traffic Study may be required at Final PUD as required by the Street Department.	Traffic Impact Study Required
Sewer	Public Sanitary Sewer	Public Sanitary Sewer

** = Accessory Uses (neighborhood commercial, assembly, office) shall not exceed 20% gross building square footage and must be designed as an integral part of the development; external advertising or other characteristics which would alter the residential scenic quality, noise level, or traffic level shall not be permitted.*

B. General Provisions

I. Separation of Structures:

- a. The proposed location of all structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of surrounding neighborhoods.
- b. There shall be a minimum distance between detached structures as follows:
 - i. Ten (10) feet for three (3) stories.
 - ii. Twenty (20) feet for four (4) stories.
 - iii. Four (4) additional feet for each story above four (4) stories.
- c. In no instance shall any one structure extend more than two hundred (200) feet in length without being separated by breezeway or open space break of at least sixteen (16) feet at the ground floor level.
- d. For structures exceeding three (3) stories or thirty-five (35) feet in height, the RPC shall be consulted concerning the location and proper spacing for these units.
- e. No more than twelve (12) single-family attached dwellings (townhouses) may be attached to one another. Each townhouse unit must be a minimum of sixteen (16) feet wide.

II. Height of Buildings:

- a. Any structure which exceeds thirty-five (35) feet or three (3) stories in height must be approved by the RPC.

III. Perimeter Treatments and Landscaping:

- a. At the perimeter of any residential area, buildings shall generally be designed to harmonize in scale, setback, and mass with adjacent buildings outside the boundary of the PUD. The setbacks and heights of structures bordering the PUD shall be a guide for the setbacks of buildings at the perimeter.
- b. The structures must be placed so that the privacy of the occupants of adjacent low-rise dwellings is not invaded by the location of high-rise structures.
- c. If topographical or other barriers do not provide adequate privacy for existing residential uses adjacent to the PUD, the RPC may impose any of the following:
 - i. Structures located on the perimeter must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses.
 - ii. Structures located on the perimeter must be permanently screened in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
 - iii. The rear lot of residential structures that front a state, arterial, or collector road must provide adequate screening from the roadway.
 - iv. Structures on the perimeter must step down to no more than one story above adjacent structures.
- d. The pattern of existing streets and pedestrian connections shall be continued from and to existing developments. Stubouts should be

provided for future connectivity to adjacent developments. Stubouts must be provided on dedicated public roads only to allow for eventual through traffic.

- e. Landscaping shall be provided in accordance with Chapter 7 of this Ordinance. Landscape buffering requirements along the perimeter of a PUD development shall be determined by the RPC staff. Buffering requirements shall be based upon the use(s) proposed along the perimeter of the PUD development and the adjacent zone district. The buffer yard matrix shall be used as a guide in this determination.

IV. Uses

- a. Refer to the use table (Chapter 3) for accessory uses in a PUD
- b. The following uses are not permitted in an MXU-PUD:
 - i. Adult Oriented Establishments
 - ii. Automobile Parts Sales (With Outdoor Display)
 - iii. Automobile Rentals
 - iv. Automobile Repair Service, Major
 - v. Automobile Sales
 - vi. Boat Dealers
 - vii. Boat Repair and Service
 - viii. Building Contractor Supply
 - ix. Bus and Truck Service
 - x. Crematory
 - xi. Farm / Garden Machinery and Equipment Sales and Repair
 - xii. Heavy Equipment Sales
 - xiii. Kennel, Breeding
 - xiv. Kennel, Boarding
 - xv. Manufactured Home Sales
 - xvi. Self Storage/Mini
 - xvii. Tire Recapping
 - xviii. Tow-in-lots
 - xix. Wrecker Services
 - xx. Freight Transportation

V. Open Space.

- a. **Quantity of open space:**

Open Space Requirements

	PUD	MXU-PUD
Minimum Acres of Open Space	15% of Gross Acreage	<10 Acre Site: 15% of Gross Acreage >10 Acre Site: 20% of Gross Acreage
Provision of active open space and	5% reduction*	5% reduction*

amenities subject to the approval of the RPC		
Within ¼ mile of a public park and connected via trail or sidewalk	5% reduction*	NA

*- only one 5% reduction may be used in a PUD

- b. In any instance where it can be established by the landowner that the percent open space requirement would preclude the development of a proposed PUD, this requirement may be varied by the RPC. However, any such variance granted must be for the express purpose of alleviating any hardship and any reduction actually granted must not go beyond that which is needed to alleviate the hardship.

V. Quality and improvement of common open space

- a. Common open space must be for amenity or recreational purposes.
- b. Existing natural areas worthy of preservation, may count towards up to half of the required open space and where possible shall include passive recreational amenities (trails, boardwalks, benches, gazebos, etc.).
- c. Open space must be set aside according to the phasing plan so that it becomes available as dwelling units are occupied.
- d. Certificates of Occupancy will be held until the open space is available according to the phasing plan.

VI. Maintenance of common open space:

- a. The developer shall choose one or a combination of the following methods of administering open space:
 - i. Public dedication to the City of the open space. This method is subject to formal acceptance by the subject Parks and Recreation Department and the appropriate elected body.
 - ii. Establishment of an association or nonprofit corporation of all individuals or corporations owning property within the PUD to ensure the maintenance of all open space.
- b. All privately owned open space shall continue to conform to its intended use through the inclusion in all deeds or appropriate restrictions. The deed restrictions shall run with the land.
- c. If the developer elects to administer common open space through an association or nonprofit corporation, the organization shall conform to the following requirements:
- d. The developer must establish the association or nonprofit corporation prior to the sale of any lots.
- e. Membership in the association or nonprofit corporation shall be mandatory for all residential property owners within the PUD.
- f. If the developer elects an association or nonprofit corporation as a method of administering common open space, the title to all

residential property owners shall include an undivided fee simple estate in all open space.

- g. A copy of the association documents or restrictive covenants shall be provided to the RPC prior to final approval.

VII. Streets, Access, and Pedestrian Circulation

- a. **Access:** Access to each dwelling unit shall be provided via a public right-of-way or a private vehicular or pedestrian way owned by the individual lot owner in fee simple or in common ownership with the other residents of the PUD. Private roads are to be allowed within the PUD if they meet the minimum subdivision regulation standards. Private roads shall not be permitted along the perimeter of the PUD unless approved by the RPC. Access and circulation shall adequately provide for fire-fighting and police equipment, furniture moving vans, fuel trucks, refuse collection, and deliveries. Multiple curb cuts are discouraged along state, collector, or arterial roads.
- b. **Stubouts** must be located on publicly dedicated streets. Streets should continue the grid pattern of existing streets or provide stubouts for future connections.
- c. **Pedestrian circulation:** There shall be constructed sidewalks or an equivalent paved internal pedestrian circulation system. All sidewalks shall meet American with Disabilities Act (ADA) requirements. The pedestrian circulation system shall be reasonably insulated from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This shall include, when deemed necessary by the RPC, pedestrian underpasses and overpasses in the vicinity of schools, playgrounds, local shopping areas, and other neighborhood uses which generate considerable pedestrian traffic.

VIII. Off-Street Parking:

- a. Parking for residential uses shall be provided per the table below.

Residential Parking Requirements

Residential Uses	1 Bedroom	2 Bedroom	3 Bedroom	4 or more Bedrooms
Single-Family and Duplexes	2	2	2	3
Multi-family Units (Triplex, Quadplex, Attached Townhomes, and Apartment Buildings)	1.25	1.75	2	3

- i. Garage parking spaces (attached or detached) may be counted toward the overall parking rate for a project of 0.5 spaces per enclosed garage parking space.

- ii. Four (4) seats in the main auditorium of churches and other public buildings.
 - iii. Parking spaces for parks, playgrounds, community buildings, or activities as required by the RPC according to the design of the PUD.
 - iv. Leasing offices shall provide one space for every worker at the largest shift and an additional 10% of the required parking for guests and deliveries.
 - v. Parking for commercial and nonresidential uses shall be provided per the parking requirements in Chapter 6 of the Zoning Ordinance.
 - vi. On-street parking adjacent to the use may count as 1:1 ratio for parking requirements
- b. Certain uses within an MXU-PUD may use the following parking discounts for use districts vertical or adjacent to each other:

Parking Discounts

	Residential	Lodging	Office	Retail	Institutional
Residential	0%	10%	30%	20%	30%
Lodging	10%	0%	40%	30%	20%
Office	30%	40%	0%	20%	40%
Retail	20%	30%	20%	0%	30%
Institutional	30%	20%	40%	30%	0%

IX. Site Improvements

a. Utilities:

- i. Underground utilities shall be a requirement in connection with a PUD. Whenever more than one dwelling unit is contained within a building and ownership of the separate dwelling units will be in fee simple or in any ownership other than joint ownership, separate services such as water, power, and sanitary sewer shall be provided to each dwelling unit.

b. Sanitary sewers:

- i. Each PUD must be connected to a public sanitary sewer system.
- ii. All principal sanitary sewer lines shall be located within the street right-of-way or public easements.
- iii. Storm sewers: Storm drainage structures shall be constructed in accordance with standard plans and specifications furnished in the subdivision regulations.

c. Fire hydrants:

- i. Fire hydrants shall be in a location approved by the Clarksville Fire Department.

d. Stormwater Regulations:

- i. For City stormwater regulations refer to the City Street Department.

X. Phasing:

- a. Each phase within a PUD shall be planned with consideration of existing surroundings and available facilities and services so that it will not have an adverse impact on the PUD or its surroundings.
- b. Phasing shall be determined at the pre application meeting between the developer and RPC Staff. The RPC may require the site to develop in specific phases if public facilities are not adequate to service the entire development initially.
- c. Each stage must be substantially complete within itself before moving onto the next phase.
- d. For MXU-PUDs the phasing plan must consider the mixture of uses and allocation of open space and public facilities. Before the final phase of any MXU-PUD commences the proposed percentages of each land use district must be complete per the phasing plan.

3. Preliminary plan requirements:

A. PUD Preliminary Plan requirements:

- I. The developer of a PUD planned unit development shall submit a preliminary PUD plan in the form of a rezoning request to the RPC for its review and recommendation to the appropriate elected body.
- II. The preliminary PUD plan shall contain a schematic plan and written statement that will depict the intent and character of the development.
- III. The preliminary plan shall be prepared by a qualified design team combining at least two (2) of the following professionals: A registered land surveyor, or civil engineer and one of the following: architect, landscape architect, or urban planner.
- IV. **The schematic plan** must cover all property which is to be included in the total proposed development and should be sufficiently detailed to allow for effective review. Detailed site plans are not necessary at this stage of the application process, and residential and other areas may be shown schematically. Maps which are a part of the preliminary plan shall contain as a minimum the following information:
 - a. Name of the proposed development, name and address of the landowner, and name and address of the designers of the development.
 - b. Location, accessibility, and existing zoning of the proposed site
 - c. Tabulation of total number of acres in the proposed development and percentage designated for various uses.
 - d. The physical characteristics, type of development, and land use of the surrounding area.
 - e. Adjacent streets and proposed points of access.
 - f. Density and character of the proposed development.
 - g. Expected development phasing schedule
 - h. Existing topographic character of the land and existing natural features.
 - i. Property lines and names of adjacent owners.

- j. Location and description of any existing utilities or easements in the area encompassed by the proposed development.
 - k. Existing and proposed land uses and the approximate location of buildings and other structures.
 - l. Proposed street layout, access points, and pedestrian circulation
 - m. Public uses, including schools, parks, playgrounds, and other open spaces.
 - n. North arrow and graphic scale.
- V. **The written statement**, in addition to providing necessary information, affords the developer an opportunity to express their intentions and to elaborate on his plan. The written statement may offer any additional supportive information which the applicant was unable to present graphically.; however, it shall contain as a minimum the following information: It shall include.
- a. An explanation of the character of the PUD and the manner in which it has been planned to take advantage of the regulations.
 - b. How the R-PUD is a benefit to the community and enhances the surrounding land uses.
 - c. Statement of present ownership.
 - d. Expected development schedule.
 - e. Substance of proposed covenants, grants, or easements or other restrictions to be imposed upon the use of the land.

B. Preliminary Plan Requirements for MXU-PUD Only

The preliminary MXU-PUD development plan shall be submitted to the RPC for its review and recommendation to the appropriate elected body. The preliminary development plan shall contain a:

- a. A schematic plan, and
- b. A pattern language document which will inform the approving agencies and the general public.

The preliminary development plan shall be prepared by a qualified design team consisting of, a registered land surveyor, or civil engineer and one of the following: an architect, landscape architect, or urban planner.

I. Schematic Layout Plan:

- a. Gross Density (du/acre) Overall Plan
- b. Title Bar: location, scale bar, north arrow, project title, name and address of landowner, name and address of MXU-PUD designers
- c. Use Districts: commercial, residential, institutional, open spaces, mixed use, with the size and percentage of total acreage, gross density, and maximum building heights for each. Naming of use districts is subject to the development team.
- d. Proposed points of access and stub roads
- e. Major Streets and Pedestrian Network
- f. Major Structures, Open Spaces, and Parking
- g. Surrounding type of development, land use and zoning

- h. Perimeter Treatments (buffers, landscaping, setbacks, pedestrian and street connections, building heights and stepdowns)
- i. Floodplains and topography
- j. Existing utilities and major easements
- k. Property lines
- l. Other information as required by the Planning Commission Staff.

II. **Pattern Language Document:**

- a. A pattern language document affords the developer an opportunity to express her or his intentions and to further elaborate on the plan. The pattern language statement may include any additional supportive information the developer was unable to communicate graphically and will become the basis for the final MXU-PUD development plan for RPC staff site review of any current and subsequent phases of development.
- b. The document shall at a minimum contain the following:
- c. **Summary**
 - i. General description of character and intent of MXU-PUD
 - ii. Existing zoning
 - iii. Statement of present ownership
 - iv. Anticipated development schedule or phasing plan
 - v. Statement of responsibility for drainage, open space, and road maintenance (public and private)
- d. **Use Districts**
 - i. Lot sizes Min/Max
 - ii. Setbacks Min/Max (rear, side, front)
 - iii. Land Use Tables
 - iv. Parking Table
 - v. Percent Building Frontage on primary street (70% min), on secondary street (30%)
 - vi. Gross density
- e. **Building Typology for each use district**
 - i. Residential Examples: single-family, small lot, townhomes, cottage courts, courtyard apartments, triplex, quadplex or greater
 - ii. Commercial Examples: Village Center, Town Center, Vertical Mixed Use, Town Square, Green Spaces, Institutions
 - iii. Design Standards: Detailed design standards may also be including for each use district
- f. **Structures: spacing, height, and location**
 - i. Structures shall provide building frontage along the primary street of not less than 70% with parking to the side or rear. Structures on corner lots must provide building frontage of not less than 30% along the side or secondary street(s).
 - ii. Structure height shall be set by the Pattern Language Document and Parameter requirements. The proposed heights of structures shall be reviewed by the RPC in order to establish:
 - iii. That proper fire protection is provided

- iv. That the location and spacing of the structures is adequate to provide proper light and air
- v. That the privacy of the occupants of adjacent low rise structures is not invaded by the location of taller multi-story structures
- g. **Perimeter and Transitions**
 - i. Building Heights
 - ii. Buffers
 - iii. Landscaping
 - iv. Vehicular and Pedestrian Connections
- h. **Streets and Pedestrian Network Typology Hierarchy:**
 - i. Scaled cross sections with overall ROW, travel lane, sidewalk, and planting strip widths.
 - ii. A street hierarchy table must be established to promote the efficient flow of traffic and pedestrians to various uses within and adjacent to the site. The following table is a guide for street design in the MXU-PUD. Other complete street typologies may be considered including "ITE: walkable Urban Thoroughfares" and "NACTO Urban Street Design Guide" upon approval by the streets department.

Complete Streets Typology - Example

	Collector	Sub-collector	Local Street	Alley
Average Daily Trips	750 or more	750 -1500	Less than 250	NA
Right-of-way	71-88 feet	48-72 feet	35 to 50 feet	20 feet
Auto Travel Lanes	Two or three 12 foot lanes	Two 10 foot lanes	Two 10 foot lanes	Two 9 feet lanes for two-way traffic, or one 10 foot lane for one-way traffic
Bicycle lanes	6' with on-street parking	4' lanes with no on-street parking or 6' with on-street parking	4' lanes with no on-street parking	None
On-street Parking	9'	8'	8'	NA
Curb and Gutter	6" full face (or rolled	6" full face (or rolled	6" full face	NA

	curb at intersections)	curb at intersections)		
Sidewalks	8' min	5' min	4' min	NA
Planting Strips	6' min	4' min	4' min	NA

Note: Table adapted from Massachusetts Smart Growth Toolkit, TND Model Ordinance

Collector. This street provides access to commercial or mixed-use buildings, but it is also part of the [city/town]'s major street network. On-street parking, whether diagonal or parallel, helps to slow traffic. Additional parking is provided in lots to the side or rear of buildings

Sub-collector. This street provides primary access to individual residential properties and connects streets of lower and higher function. Design speed is 25 mph.

Local Street. This street provides primary access to individual residential properties. Traffic volumes are relatively low, with a design speed of 20 mph.

Alley. These streets provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access or alternate parking access to commercial properties

The following parking discounts may be applied for mixed use areas (vertical or adjacent uses) within the MXU-PUD.

- C. **Final PUD Plan:** Upon approval of the City Council, the developer may then complete a final PUD plan for review by the RPC. The final PUD plan shall conform to the preliminary PUD plan and shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development, or portion thereof, and shall include, but not be limited to, all of the following:

Final PUD plan drawings at a scale no smaller than one inch equals 50 feet that includes:

- I. Anticipated finished topography of the area involved (contours at vertical intervals of not more than five (5) feet).
- II. Circulation plan indicating the proposed movement of vehicles, goods, and pedestrians within the R-PUD and to and from existing thoroughfares. This shall specifically include:
- III. Specifications for proposed streets;
- IV. A plan of any sidewalks or proposed pedestrian ways;
- V. Any special engineering features and traffic regulation devices needed to facilitate or ensure the safety of the circulation pattern
- VI. Off-street parking and loading plan showing ground coverage of parking areas.

- VII. Areas proposed to be conveyed, dedicated, or reserved for parks, parkways, and other public or semipublic open space uses including any improvements which are to be deeded as part of any common use area
- VIII. Information regarding the physical characteristics of the surrounding area and development within one hundred (100) feet.
- IX. Plot plan for each building site and common open space, showing the location of all buildings, structures, and improvements, and indicating the open spaces around buildings and structures.
- X. Plan for proposed utilities including sanitary sewers, storm sewers, gas lines, water lines, and electric lines and showing proposed connections to existing utility systems.
- XI. Plan showing the use, height, bulk, and location of all buildings and other structures. Any drawings used to meet this requirement need not be the result of final architectural decisions and need not be in detail.
- XII. Generalized land use map and a tabulation of land area to be devoted to various uses and activities.
- XIII. Tabulation of proposed densities to be allocated to various parts of the area to be developed. This tabulation is to be both in numbers of dwelling units and in projected population.
- XIV. Plan which indicates location, function, and ownership of all open spaces, except those open spaces included in fee simple lots.
- XV. Drafts of all proposed covenants and grants of easement (particularly those pertaining to common open space).