

Sec. 401.11 PRD, Planned Residential Development district regulations.

(a) *Description and purpose of PRD districts.* This section establishes standards and criteria for Planned Residential Developments (PRD). The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments. The PRD shall produce:

- (1) A maximum choice in the types of environment and living units available to the public;
- (2) A variety of housing types that effectively meets the varying price points of the community;
- (3) Energy-efficient site design or building features;
- (4) A minimum of fifteen percent (15%) common, useable open space and recreation areas;
- (5) A pattern of development which preserves natural features and prevents soil erosion;
- (6) A creative approach to the use of land and related physical development;
- (7) Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs;
- (8) Environment of stable character in harmony with the surrounding development;
- (9) Efficient use of infrastructure, and,
- (10) High quality architectural design, placement, relationship and orientation of structures.

(b) *Smart Growth and Traditional Neighborhood Design (TND).* The PRD district shall incorporate Smart Growth principles, including Traditional Neighborhood Design elements into the development by such means as:

- (1) Offer a range of housing opportunities and choices;
- (2) Foster walkable, “close-knit” neighborhoods;
- (3) Promote distinctive, attractive communities with a strong “sense of place”;
- (4) Preserve open space, farmland, natural beauty, and critical environmental areas;
- (5) Strengthen and encourage growth in existing communities;
- (6) Provide an interconnected network of narrow streets that are safe and pleasant for pedestrians and which provide a variety of routes for local traffic; and,
- (7) Provide high quality public spaces such as greenbelts, parks, plazas, squares, courtyards, and streets that are an organizing feature and gathering place for the neighborhood.

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(c) *PRD districts require zoning designation, a master site plan, and architectural elevation renderings.* A PRD is a combination of zoning designation and master site plan, including architectural elevation renderings. A detailed master site plan and architectural elevation renderings are required for approval and must be submitted at the time of application submittal. Elevations may be digitally or hand drawn. Once approved, the site plan becomes a zoning district by ordinance in the same manner as any other zoning parcel and the application may proceed with the preliminary platting or large scale development process. Development must follow the site plan exactly. Failure in this respect will result in reversion of the property to the original zoning. Although design innovation is encouraged and flexibility is allowed, the PRD may not be used simply as a method of avoiding zoning regulations.

(1) *Master site plan.* PRD master site plan shall include:

- a. Residential housing types;
- b. Building setbacks;
- c. Location of the central gathering area(s) such as a public plaza or courtyard;
- d. Open space including, but not limited to parks, trails, and other recreational facilities (central gathering area(s) are a separate requirement, but may be included as open space);
- e. Heights of all buildings and other structures;
- f. Lot size, width, and depth;
- g. All parking spaces including off-street and on-street;
- h. Locations of all structures;
- i. Housing densities by type, expressed in units per acre;
- j. Traffic circulation pattern;
- k. Street widths and sidewalks;
- l. Location of proposed signage;
- m. Ariel view of all public gathering places depicted on the master site plan;
- n. Garage setbacks

(2) *Architectural elevations.* PRD district architectural elevation renderings shall include:

- a. Front, rear, and side elevations and architectural design for each type of residential structure.
- b. Exterior façade building materials list for each type of residential structure and public gathering places.

(e) *Allowed uses in PRD districts.* The primary use of a PRD shall be residential. Uses that are accessory to the primary residential use are also allowed, as are open space and recreation uses as permitted by this zone. The PRD submittal shall include a listing of the proposed land uses and the amount of land devoted to each type of development. This list will constitute part of the zoning component of the PRD. No other land uses will be allowed unless the PRD is revised through a rezoning process.

(f) *Development standards for PRD districts.* The applicant shall provide a written description of the proposed zoning and development standards. This information will become part of the zoning ordinance of the PRD district.

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- (1) *Modifications allowed.* The PRD district master site plan may modify the following zoning and development standards:
 - a. density;
 - b. building and garage setbacks;
 - c. height of buildings or structures;
 - d. lot size, depth, and width;
 - e. required off-street parking spaces, and
 - f. street widths.
- (2) *Modifications prohibited.* The PRD district shall not modify the following zoning and development standards:
 - a. sign requirements;
 - b. grading and drainage;
 - c. access management;
 - d. outdoor lighting;
 - e. landscaping and screening;
 - f. residential light standards, and
 - g. flood damage protection.

(g) *Phased development for PRD districts.* If development is to be completed in phases, the development plan shall coordinate improvement of the open space, the construction of buildings, structures, and improvements in such open space, and the construction of dwelling units in order that each development stage achieves a proportionate share of the total open space and environmental quality of the total PRD.

(h) *Development criteria for PRD districts.*

- (1) *Common open space and recreation requirements.* In addition to adhering to Article 1400 of the Subdivision Code, common usable open space constitutes an essential ingredient in a PRD and is one of the most basic and important design elements.
 - a. *Minimum area.* A minimum area of fifteen percent (15%) of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common usable open space.
 - b. *Equitable distribution.* Open space shall be distributed more or less equitably throughout the PRD district in relationship to the dwelling units or other use areas that are intended to be served by the common open space.
 - c. *Preservation.* Adequate guarantees must be provided that the common useable open space area as contained in the plan for the PRD district are preserved and maintained for those purposes only. A property owner's association (POA) shall be required if other arrangements satisfactory to the planning commission have not been made for improving, operating, and maintaining all such common open space area. At the time the final plat and plan is submitted, the articles of incorporation and bylaws of the POA shall be reviewed and approved by city staff. Additionally, the restrictive covenants which run with the land must be filed with Benton County, submitted to the planning department and include similar provisions to preserve all open space areas.
 - d. *Accessibility.* Common open space shall be open to tenants and customers within the PRD, although access by the general public is encouraged and desired.

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- e. *Common open space options.* The required common open space may include:
1. wetlands and water bodies;
 2. lawns – five percent (5%) maximum of total percentage required;
 3. pedestrian paths, trails, sidewalks (exclusive of those required by ordinance) and covered walkways;
 4. central gathering spaces such as plazas, parks, or courtyards;
 5. vegetated / landscape areas, excluding required parking lot landscaping requirements; and,
 6. recreational areas / facilities such as public pools, tennis courts, basketball courts, baseball fields, soccer fields, or similar outdoor recreation facilities that is open to the residents and users of the PRD.
- (2) *Parking and off-street loading.* All uses established within a PRD shall comply with the off-street parking and loading requirements as established Art. 501 Off-street Parking and Loading of the Zoning Code and the following additional requirements.
- a. Two (2) off-street parking spaces must be provided for each residential unit, such as a driveway, carport, garage, etc.
 - b. Guest parking spaces may be uncovered and shall be so located as to be accessible to visitors and guests.
 - c. The required parking spaces, garages, or carports, or any portions thereof, may be grouped when it is determined by the planning commission that such grouping and the locations thereof will be accessible and useful in connection with the proposed dwelling unit in the development.
- (3) *Perimeter requirements.* In order to ensure compatibility with surrounding development, the developer shall submit specific information as to the setbacks, building height, lot coverage, and other elements necessary for all perimeter lots that are adjacent to the boundary of the PRD district or adjacent to any boundary or perimeter street right-of-way. While no specific setback requirements are herein established, the planning commission and city council shall consider the nature, extent, and character of the adjacent development and shall take into considerations the types of area regulations applicable to adjacent properties.
- (4) *Density.* The site plan shall clearly depict the proposed density, expressed in units per acre for each residential type included within the PRD.
- (5) *Authorization of housing types.* A PRD may authorize a variety of housing types including, but not limited to:
- a. detached, single-family;
 - b. common wall dwellings including multi-family, condominiums, duplex / patio home;
 - c. townhouses or row-houses (including those on individual lots to be sold and those sharing common lots), and,
 - d. zero lot line homes.

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(6) *Structural design standards.* The PRD shall meet the following structural design standards.

- a. Buildings shall be sensitive to the natural environmental conditions and should be oriented around a public gathering space such as a plaza, park, or courtyard, or respond in design to a prominent feature, such as a corner location, or other manmade or natural feature.
- b. Buildings and site design shall provide inviting entry orientation.
- c. Main entrances shall be oriented toward the adjoining street.
- d. All structures shall have a common architectural theme.
- e. Human scale features shall be provided.
- f. Provide a variety of building height and varied roofline articulation.
- g. Aluminum, vinyl, or fiberglass siding materials on the facades or sides of the building shall not constitute over fifty percent (50%) of the structure; soffit and fascia shall not be included within this 50% calculation.
- h. Rear and side loading garages shall be setback a minimum of 30 ft. for a rear loading garage and twenty feet (20') for a side loading street facing garage. Front loading garages shall be setback a minimum of 30 ft. from the property line.

(i) *Revocation of PRD districts.* Where the master plan is not met, the planning commission shall meet and discuss the revocation of the PRD at any time they feel necessary.

(j) *PRD expiration.* If a PRD expires as set forth in the subdivision code, the PRD zoning designation is void and the property reverts to its previous zoning district.

(Ord. No. 2006-176, § 2; Ord. No. 2012-58, § 2, 07-24-2012; Ord. No. 2018-62, § 6, 03-27-2018)