

LEGISLATIVE #

110866F

Appendix D.

References from the Land Development Code

Sec. 30-224. - Amendments to approved planned development.**(a)**

Except as noted in subsections (b) and (c) of this section, an amendment to an approved PD (except for an extension of a time limit) must be accomplished only by a rezoning petition and ordinance accompanied by a new proposed PD. All appropriate maps, plans and reports submitted with the approved PD layout plan may be resubmitted with the rezoning petition, along with sufficient new maps, plans and reports to clearly and thoroughly indicate the proposed changes, as the new proposed PD layout plan.

(b)

Amendments to the final plan of an approved PD of the following types may be authorized by the development review board during any required development plan review, provided such amendments meet the criteria set forth in article VII, development review process:

(1)

Minor adjustments or shifts in the location and siting of buildings, structures, parking bays and parking spaces;

(2)

Changes in the location of utility tie-ins and solid waste, recycling, and yard trash containers;

(3)

Reductions in the overall density or intensity of structural ground coverage of the development;

(4)

Changes in the location and types of landscape materials, excluding changes in location of buffers;

(5)

Minor changes in the walkway and bikeway systems;

(6)

The addition of accessory structures or utility buildings of less than 1,000 square feet where there are no major changes to the perimeter features of the development;

(7)

The addition of up to ten new parking spaces;

(8)

Any expansion of gross floor area or enlargement of the building envelope which does not require the addition of required parking spaces or alter standards of the PD ordinance; and

(9)

Modifications which do not entail amendments to specific language included within the PD ordinance.

(c)

Amendments to the final plan of an approved planned development of the following types may be authorized by the city manager or designee during any required development plan review, provided such amendments meet the criteria set forth in article VII, development review process:

(1)

Minor adjustments or shifts in the location and siting of buildings, structures, solid waste, recycling, and yard trash containers, parking bays and parking spaces, provided any dumpsite is not located closer to any single-family or multiple-family dwelling;

(2)

Changes in the location of utility tie-ins;

(3)

Changes in the location of landscape materials, excluding changes in the location of buffers, and changes in the types of landscape materials;

(4)

Minor shifts in the walkway and bikeway systems, where necessitated by other elements of site design;

(5)

The addition of screened porches, decks, patios and other unheated and uncooled areas, not including garages, of 500

square feet or less, which are accessory and incidental to a use permitted within the PD;

(6)

Any expansion of gross floor area or enlargement of building envelope which does not exceed 500 square feet, does not add an additional room or rooms, and which does not require the addition of required parking spaces; and

(7)

Reductions in the intensity of structural ground coverage of the development which does not exceed ten percent of the total ground coverage.

(Ord. No. 970834, § 1, 6-22-98)