

SECTION 12 PLANNED UNIT DEVELOPMENT

Subdivision 1: PLANNED UNIT DEVELOPMENT

The Planning Commission may recommend a variance from these regulations in case of a plan for a complete community or neighborhood, which, in the judgment of the Commission, provides adequate public spaces and includes provisions for efficient circulation, light and air and other needs. In making its findings, as required herein below, the Commission shall take into account the nature of the proposed use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic conditions in the vicinity. The Commission shall find that:

1. The proposed project will constitute a desirable and stable community development.
2. The proposed project will be in harmony with adjacent areas.

Subdivision 2: APPLICATION

Applications for any such Planned Unit Development or variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for consideration by the Planning Commission, stating fully and clearly all facts relied upon by the petitioner and shall be supplemented with maps, plans or other additional data which may aid the Planning Commission in the analysis of the proposed project. The plans for such development shall include such covenants, restrictions, or other legal provisions necessary to guarantee the full achievement of the plan.

Subdivision 3: PROCEDURE

All Planned Unit Developments under this Section shall follow all of the procedures and requirements set forth in Section 21 of the City's Zoning Ordinance in addition to the procedures and requirements of this Ordinance.