UNIFIED ZONING ORDINANCE AMENDMENT 83

PLANNED DEVELOPMENTS

STAFF REPORT
August 14, 2014

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Planned Developments

Staff Report
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BACKGROUND and HISTORY

The purpose of these proposed revisions is to provide a general update of the PD ordinance and to address concerns about the PD process that have been raised over the years by staff, the Administrative Officers, the public and the development community. There are changes to Chapter 1: Definitions, Chapter 2: Planned Development Zones, Chapter 5: Supplementary Regulations and to Appendix B: Supplemental Requirements for Planned Developments. Additionally a checklist document (which is a separate item that is referenced in the draft ordinance) has been created to replace an outdated one which will assist in the submission process for the three stages of a planned development submission (Draft Plan, Preliminary Plan and Final Detailed Plan).

The principles guiding the following changes include:

1. Raise standards.
2. Increase efficiency in the negotiation process.
3. Expand opportunities for unique and desirable projects that meet the goals of the Commission as delineated in the "Intent" section.
4. Provide greater clarity to the submission, review and approval process.
5. Allow greater flexibility in various parts of the process that have, over the years, been determined to be unnecessarily strict and not serving the public interest.

Beginning over a year ago, a series of meetings with the Administrative Officers to create a draft ordinance culminated in three Ordinance Committee hearings (in April, May and June) where the public and legal community were invited to provide input to the committee regarding the proposed draft. Incorporating revisions coming out of these public hearings, with the third hearing on June 4, 2014, the Ordinance Committee unanimously recommended approval of the amendment to the Area Plan Commission.

Below is a brief summary of the changes. The full text can be found at the following link:

http://www.tippecanoe.in.gov/egov/documents/1407873283_97546.pdf

AMENDMENT SUMMARY

Section 1: 1-10-2 DEFINTIONS

Definitions for "Building Envelope" and "Building Footprint" have been added to support language concerning minor modifications to planned developments found in Section 2-28.

Section 2: 2-28 PLANNED DEVELOPMENT ZONES

There are multiple changes to the main body of the planned development ordinance including changes to submission requirements, minor modifications and abandonments.

Section 3: 5-2-2 PLANNED DEVELOPMENTS
This brief section has been updated to reflect the changes in Section 2.

Section 4: Appendix B SUPPLEMENTAL REQUIREMENTS FOR PD SUBMISSIONS
There are multiple changes to the Final Detailed Plans submission section which are designed primarily to clarify submission requirements for this last step of the planned development process.

STAFF RECOMMENDATION:
Approval