

AGENDA
Plan Commission (Special Zoning Code Rewrite)

Tuesday, September 25, 2012 – 4:30 PM

City Conference Room – County-City Building
1515 Strongs Avenue – Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

Discussion on the following:

1. Review Changes to Article 5: Suburban Context.

2. Review:

Article 14.2.9: Administration: Planned Development (PD)

Article 6: Urban Context

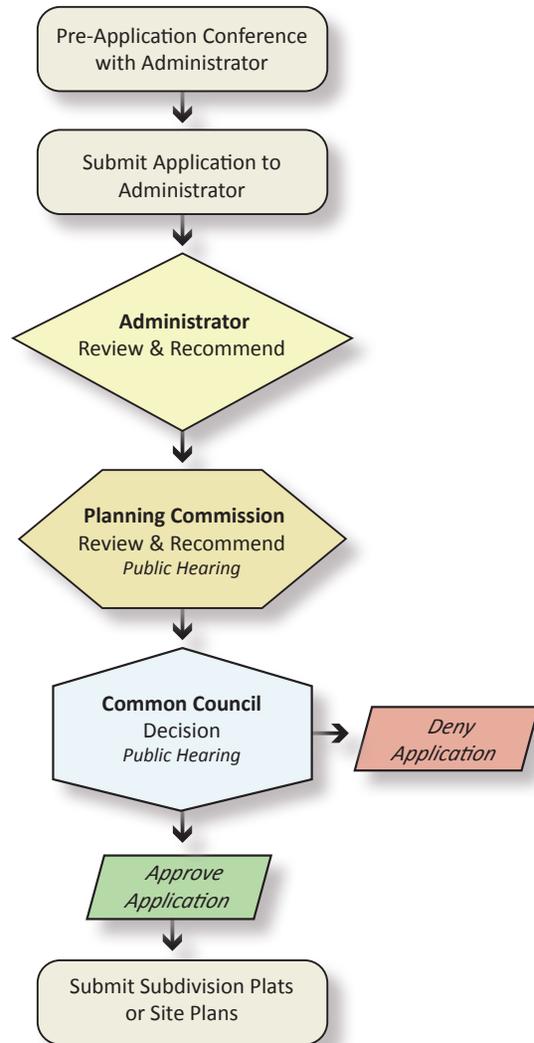
Article 7: Center Context

Article 8: Special Context

3. Adjourn.

Planned Development (PD)

A Planned Development is a zoning district that allows for deviation from the standards of this **zoning ordinance** in exchange for higher quality development.



C. Components of PD Approval

A PD approval consists of two separate steps:

1. Approval of a rezoning and concept plan by the **Plan Commission and Common Council**; and
2. Approval of subsequent subdivision plats and site plans consistent with the PD concept plan.

D. When Allowed

1. A PD is intended for projects that demonstrate a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
2. **A PD is allowed in any zoning district. All permitted and/or conditional uses found within the B-4 Commercial District shall be allowed.**

E. Application and Fees

1. A pre-application conference with the **City Zoning Administrator (Administrator)** is required.
2. All applications for a PD shall be filed in writing with the **Administrator**.
3. The application shall include the following additional materials:
 - a. A narrative explaining and tabulating the land uses by net acre, number of dwelling units by housing type, residential density and square footage of non-residential uses per net acre, open space acreage, the relationship of the proposed development to existing development in the area and other related development features.
 - b. A concept plan establishing the following aspects of the proposed PD:
 - i. The location of all street and alley types, major utilities, access to existing streets, and conceptual drainage plan;
 - ii. The perimeter and block face length of all blocks;
 - iii. The layout and size of all lots with anticipated land use and building types; and
 - iv. The location and type of any open space.

- c. A specific list of all requested deviations from the provisions of this zoning ordinance.
- 4. The applicant may provide concurrent applications for site plan or subdivision review.

F. Rezoning and Concept Plan Review by Administrator

- 1. The Administrator may refer the application to other affected or interested agencies for review and comment.
- 2. The Administrator shall provide notice as set out in Wisconsin Statutes.
- 3. The Administrator shall recommend approval, approval with conditions, or denial of the PD rezoning and concept plan.

G. Rezoning and Concept Plan Review by Planning Commission

- 1. Following notice and a public hearing as required in Wisconsin Statutes, the Planning Commission shall recommend approval, approval with conditions, or denial of the PD rezoning and concept plan.
- 2. In recommending, the Planning Commission shall consider the recommendation of the Administrator, relevant comments of all interested parties and the review criteria below.

H. Public Hearing and Decision by Common Council

- 1. Following notice and a public hearing as required in Wisconsin Statutes, the Common Council shall approve, approve with conditions, or deny the PD rezoning and concept plan.
- 2. In deciding, the Common Council shall consider the recommendations of the Administrator and Planning Commission, relevant comments of all interested parties and the review criteria below.
- 3. In case of a protest as required in s. 62.23(7)(2m), Wis. Stats., the amendment shall not become effective except by the favorable vote of a majority of the members of the entire Common Council .

I. Review Criteria

The Common Council shall consider the following criteria in approving or denying a PD rezoning and concept plan:

- 1. The proposed PD is consistent with the pertinent elements of the City of Stevens Point comprehensive plan and any other adopted plans;
- 2. The proposed PD is consistent with the standards and uses of the context area within which it is located.
- 3. The proposed PD meets the requirements of this zoning ordinance;
- 4. The proposed PD will reinforce the existing or planned character of the neighborhood;
- 5. The site is appropriate for the development allowed in the proposed PD;
- 6. The PD demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.
- 7. Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PD; and
- 8. The PD will not substantially or permanently injure the appropriate use of adjacent conforming properties.

J. Allowed Deviations

Unless otherwise expressly approved by the Common Council as part of the approved rezoning and concept plan, all planned developments shall be subject to all applicable standards of this zoning code. In order to approve modifications of otherwise applicable standards, the Common Council must find that:

- 1. Requested deviations from applicable building type standards, permitted uses, or other development standards that otherwise would apply are justified by the compensating benefits of the planned development; and
- 2. The requested deviations do not detract from the established character or form of any surrounding conforming properties.

K. Action Following Approval

Approval of a PD rezoning and concept authorizes the submission of subdivision plats and site plans consistent with the PD approval.

L. Modification of Adopted Concept Plan

The Administrator is authorized to approve minor modifications to an approved concept plan. All modifications not listed as minor below shall be considered by the Common Council consistent with the original approval of the PD. The following modifications shall be considered minor:

1. Up to a 10 percent increase or any decrease in gross floor area of a single building.
2. Up to a 10 percent reduction or any increase in the approved setbacks from exterior property lines.
3. Relocation of parking areas, internal streets or structures where such relocation occurs more than 100 feet from exterior property lines.

M. Effect of Denial

The denial of a PD application shall ban the subsequent application for the same or similar use for a period of 12 months.

N. Expiration

A PD rezoning does not expire. A PD concept plan expires after two years if no preliminary plat, site plan or building permit has been filed. A two year extension may be granted by the Common Council.