

2.8.1 Planned Development (PD) District

A. Intent.

The intent of the PD District is to promote diversity and integration of uses and structures in a planned development through flexible design standards that:

- Create new development that is livable, diverse, and sustainable;
- Promote efficient and economic uses of land;
- Respect and reinforce existing communities, integrating new development with existing development to ensure compatibility;
- Provide flexibility to meet changing needs, technologies, economics, and consumer preferences;
- Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources;
- Lower development and building costs by permitting smaller networks of utilities and streets and the use of shared facilities;
- Protect and enhance natural resources;
- Promote the development of land that is consistent with the applicable form district;
- Encourage a variety of compatible architectural styles, building forms, and building relationships within a planned development.; and
- Preserve the historic development patterns of existing neighborhoods.

The PD District implements the following provisions of Cornerstone 2020:

Goals	Plan Elements
Community Form Strategy: A1, A2, A3, B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3, D4, E1, E2, E3, E4, F1, F2, F3, F4, G1, G2, G3, G4, H1, H2, H3, H4, K4 Mobility Strategy: A1, F1, H1, H3, I1, I2, I3, I5, I7 Marketplace Strategy: A1, D1, D2	Guidelines 1, 2, 3, 6, 7, 9

2.8.2 Establishment of Planned Development Districts

A zoning change application, and review and approval in accordance with KRS Chapter 100 are required for any designation as a Planned Development District. The pattern of development of any proposed Planned Development District shall be consistent with the pattern of the applicable form district.

2.8.3 Permitted Uses, Limited Uses and Conditional Uses

The PD – Development Plan shall contain a PD Use Map and a Land Use Category Table that includes permitted, limited and conditional uses. The PD Use Map outlines the locations of different land use categories within the geographic boundary of the PD district. The Land Use Category Table provides the detail description and use listings for the land use categories established by the specific PD district. The PD Use Map and Land Use Category Table may list limited uses and their possible locations within the PD district. Limited uses are those uses within the PD district that require a specific location and are regulated by more specific standards within the PD Design Guidelines. Conditional uses are included within the Land Use Category Table and require a conditional use permit from the Board of Zoning Adjustments. The PD Use Map may restrict the possible locations of specific conditional uses within the specific PD district. EXCEPTION: M-3 zoning district permitted uses shall be prohibited within a Planned Development District.

2.8.4 Applicability of Land Development Code (LDC)

- A. PD-Development Plan. The provisions of the LDC shall apply to PD-Development Plan, unless otherwise specified in the approved PD Development Plan. The PD- Development Plan approved by the legislative body may contain provisions that differ with or are less restrictive than the LDC.

EXCEPTION 1: Footprint caps listed within the applicable form district shall be observed.

EXCEPTION 2: Perimeter landscape buffer requirements at the edges of the Planned Development District may not be less restrictive than the requirements of the LDC, and may be altered on a case-by-case basis only in accordance with LDC waiver provisions.

- B. In the event of a conflict between the provisions of this Chapter 2 Part 8 or the approved PD-Development Plan and the provisions of the LDC, the provisions of this Chapter 2 Part 8 or the approved PD-Development Plan shall prevail.
- C. Specific dimensional requirements of the Planned Development District shall be outlined within the PD – Development Plan Design Guidelines and may refer to specific setbacks outlined within the applicable form district. Proposed dimensional standards shall be consistent with the intent of the applicable form district.

2.8.5 Application Requirements

An application to amend the zoning map to a Planned Development District may be initiated by the legislative body having zoning authority over the subject property, the Planning Commission, or the owner(s) of the subject property. Regardless of the origin of the proposed amendment, it shall be referred to the Planning Commission for a hearing and recommendation before adoption by the affected legislative body pursuant to KRS Chapter 100. Binding elements may be added by the Planning Commission or Legislative Body to any PD-Development Plan.

Prior to filing an application to amend the zoning map to a Planned Development District, a minimum of one public charrette (the charrette process must include an opportunity for the neighborhood to see the outcome of the design process) shall be held by the applicant or his/her agent, with written notification at least 14 days prior to the first day of the charrette to the Planning Commission staff, owners of surrounding property within 200 feet of the proposed development site, and any persons, agencies or organizations the applicant and Planning Staff deems appropriate. Planning and Design Services staff shall be in attendance in order to explain the Planned Development District process. A public charrette is a method of planning which is specifically organized to encourage the participation of everyone who is interested in the making of a development or plan, whether they represent the interests of the general public, public agencies, or a client. Charrettes are intensive planning sessions with goals that include : 1) all those influential to the project develop a vested interest in the design and support its vision; 2) a group of design disciplines work in a complementary fashion to produce a set of finished documents that address all aspects of design; 3) this collective effort organizes the input of all players at one meeting and eliminates the need for prolonged discussions that typically delay planning projects; and 4) a better product is produced more efficiently and more cost effectively because of this collaborative process. At the end of the charrette, the plan and supporting documents are presented to the public. A summary of input from the charrette must be submitted to the Planning Commission with the zone change application. The public charrette requirement shall not apply in cases of rezonings initiated by the Planning Commission or any legislative body.

A. PD-Development Plan:

1. Applications to amend the zoning map to a Planned Development District shall be accompanied by a PD-Development Plan. The PD-Development Plan shall be approved by the legislative body at the time the rezoning to the Planned Development District is approved. Once approved, all development within the Planned Development shall conform to the PD-Development Plan.
2. Contents of PD-Development Plan.

A PD – Development Plan shall include the following required components:

- a. PD Use Map – A map outlining the distribution of permitted use categories within the PD district. The

possible locations of limited and conditional uses, if included, shall be located on the PD Use Map as well. Along with the PD Use Map, the Planning Commission or Planning Commission staff may require a PD Concept Plan that includes the location of existing lots or proposed lot pattern as well as the location of existing or proposed streets. The PD Use Map and Concept Plan shall be drawn to scale and shall include a north arrow. Existing structures to remain shall be shown on the PD Use Map. The PD Concept Plan if required may include a potential build-out scenario based on the proposed design guidelines provided with the specific PD – Development Plan proposal.

- b. Land Use Category Table – A table listing the land use categories of the specific PD district and the specific permitted, limited, and conditional uses within each category. The table shall also include the maximum floor area ratio and maximum density for each category or use.
- c. PD Design Guidelines that include the following minimum standards:
 - i. a statement indicating the purpose and intent of the PD District and the basis or justification for the zoning request. The statement shall include a statement on how the PD District proposal complies with the comprehensive plan and the requirements of this part.
 - ii. Site design standards in written or graphic form specifying the permitted range of lot sizes (width and length), lot coverage (optional), setback and/or build-to-lines, and the maximum building height for all uses or use categories.
 - iii. Other intensity provisions (optional) such as impervious surface ratios or building coverage ratios.
 - iv. Architectural design standards shall be set forth in the design guidelines and shall be applicable to all new construction and expansion of existing structures. The architectural design standards may be written and/or graphic in nature and may include standards related to building proportions, massing, materials, transitions between differing form districts, and any other design features that assure compatibility with the applicable form district. The design guidelines may be organized into a design pattern book for ease of use.

- v. If required by the LDC or Planning Commission: The design and renderings of all focal points, outdoor amenity areas, and open spaces shall be included.
- vi. If required by the LDC or Planning Commission: Detailed cross-sections of proposed perimeter landscape buffer areas shall be provided.
- vii. If required by the LDC or Planning Commission: A Mobility Plan, that includes detailed information related to movement of traffic on the site, including truck routes. The mobility plan shall emphasize movement of pedestrian and bicycle traffic on-site. Provisions shall be made to address safe pedestrian and bicycle intersection crossings and movement through parking facilities.
- viii. Sign Guidelines – Regarding the location, number, size (height and area), style, materials, lighting, and movement of text. Signage shall comply with the minimum requirements of chapter 8 of the LDC.
- ix. Other design standards deemed necessary by the Planning Commission or legislative body.

3. Detailed Development Plan Requirement.

Prior to the development or redevelopment of any property within a Planned Development District, a Detailed Development Plan demonstrating compliance with the PD-Development Plan and other applicable regulations shall be approved by Director or designee. The Detailed Development Plan shall include all information required for such a plan set forth in LDC Section 11.4.4.B.

4. Amendments to the PD-Development Plan.

Requests to amend an approved PD-Development Plan may be made by the Planning Commission, the legislative body with zoning authority, or the owner(s) of property within the Planned Development District. Major Amendments to an approved PD-Development Plan with regard to permitted, conditional and limited uses, density and intensity of use and/or any design change that may negatively impact adjacent property owners may be approved only by the legislative body with zoning authority, following the same procedure as the initial approval of the Planned Development District and PD-Development Plan. Minor amendments to the PD – Development Plan with regard to changes to the PD Design Guidelines may be approved by the Planning Commission or designee. EXCEPTION: A public charrette shall not be required for a minor amendment to the PD – Development Plan.

