

SECTION 13 PLANNED DEVELOPMENT

- 13.1 The intent and purpose of the Planned Development is to permit the subdivider or developer a greater flexibility and creativity to develop land for a better arrangement, spacing, and orientation of buildings to provide a more economical, practical, and efficient arrangement of related land uses, such as parking areas, drives, walks, and recreation areas, and above all, to provide a more useful and greater area for open space.
- 13.2 The minimum area of a tract of land to be subdivided as a planned unit development shall be five (5) acres.
- 13.3 When a planned unit development is proposed, a detailed site plan showing the location of access, streets, buildings, parking facilities, recreational facilities and landscaping areas shall be submitted to the Planning Department for review, together with detailed information as to proposed use and occupancy.
- 13.4 After public hearings thereon, the same as required for a Preliminary Plat, if the Planning Commission and the Board find that the interest of the County would be enhanced by the better design, greater environmental amenities, and more efficiencies in public services, the Planning Commission and the Board may grant waivers of or modifications to one or more of the Subdivision Regulations (excepting the requirements for the installation of improvements), or may consider additional conditions to be met by the subdivider. Before granting these waivers or changes, the Board shall consider the reasonable application of the purpose and intent of the Comprehensive Plan consistent with the purposes of promoting the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of the County, including among others, such purposes as:
- (1) developing both urban and non-urban areas;
 - (2) lessening congestion in the streets or roads;
 - (3) reducing the waste of excessive amounts of road;
 - (4) securing safety from fire and other dangers;
 - (5) lessening or avoiding the hazards to persons and damage to property resulting from the accumulation or runoff of storm or flood waters;
 - (6) providing adequate light and air;
 - (7) preventing excessive concentration of population and excessive and wasteful scattering of population or settlement;
 - (8) promoting such distribution of population, such classification of land uses, and such distribution of land development as will assure adequate provisions for transportation, water flowage, water supply, drainage, sanitation, recreation, soil fertility, food supply, and other public requirements;

- (9)** protecting the tax base;
- (10)** protecting property against blight and depreciation;
- (11)** securing economy in governmental expenditures;
- (12)** fostering the state's agriculture, recreation, and other industries;
- (13)** encouraging the most appropriate use of land in the County; and,
- (14)** preserving, protecting and enhancing historic buildings, places, and districts.

- 13.5 In approving such a development plan, the Planning Commission and the Board shall be assured that the development provides and dedicates adequate open spaces and improvements for circulation, parking, recreation, education and service needs of the tract when fully developed and that such covenant, and financial and legal guarantees are provided that will assure that the plan will be followed and achieved.
- 13.6 In approving such a development, the Planning Commission and the Board may waive or adjust any of the Subdivision Regulations, provided the Planned Development will provide more environmental amenities, efficiency of public services, or contiguous open spaces, than otherwise permissible under the requirements of the Subdivision Regulations.
- 13.7 The procedure for approval of a Planned Development shall be the same as required for a Preliminary Plat and a Final Plat. The requirements for the final Development Plan approval and adoption shall be the same as those required for a subdivision plat. The Final Site Development Plan shall be drawn in ink on linen or Mylar reproducible material, and shall require the same forms for approval, certification, dedication, and acknowledgment as required for a Final Plat.