

§ 14-16-2-29 PC PLANNED COMMUNITY ZONE.

This zone allows a variety of uses controlled by plans which govern the size, configuration, land use mix, densities, and other features on sites suitable for planned communities in the Reserve and Rural areas.

(A) Control.

- (1) Permissive and Conditional Uses Where Guided by Appropriate Plans. Consistent with Council Resolution 151-1990 and the Planned Communities Criteria adopted by that resolution, or as they may hereafter be amended or superseded, a planned community may contain any use and development consistent with adopted plans for that planned community, which plans shall be of the following three levels.
 - (a) A rank two Area Plan known as a Level A Community Master Plan is required to guide the preparation of Sector Development Plans; typical community size, range would be 5,000 to 10,000 acres; and
 - (b) More detailed rank three Sector Development Plans known as Level B plans and called either village plans, or plans for community centers, employment centers, or urban centers; specific zoning regulations are determined by these level B plans; and
 - (c) Subsequent Level C subdivision plats and/or site development plans.
- (2) Uses Not Established by a Level B Plan. Until a Level B plan has been adopted by the city to govern a site, uses and regulations specified in the Level A Development Agreement, which must accompany initial city zoning, shall govern the interim permissive and conditional uses.
- (3) Open Space. Open space in a planned community shall preserve environmental resources in a network of public and private areas linking land uses and established community identity, consistent with the policies of the Planned Communities Criteria.

(B) Procedure.

- (1) Adoption and amendment of rank two Level A plans is by the City Council. It is initially done when the PC zone is mapped for a community; application for the PC zone shall be accompanied by a proposed Level A plan for the planned community.
- (2) Adoption and amendment of rank three Level B plans is by the Planning Commission, subject to appeal to the Council. See also § 14-16-4-3 of this article.
- (3) Adoption and amendment of the Level C subdivision and site development plans is by the Development Review Board and the Planning Director respectively, subject to appeal to the Planning Commission. However, the Planning Commission may provide in a rank three Level B plan that certain site development plans require approval by the Planning Commission.

('74 Code, § 7-14-36) (Ord. 58-1993)

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