

**§ 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151-1990 and the Planned Communities Criteria adopted by that resolution, or as they may hereafter be amended or superseded, a planned community may contain any use and development consistent with adopted plans for that planned community, which plans shall be of the following three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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