

## **FRIDLEY CITY CODE**

### **SECTION 205.21 PUD-PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS**

#### **1. PURPOSE**

The objective in establishing a PUD District is to eliminate the comingling of different, incompatible uses in one zoning classification. This commingling causes harm to surrounding properties because of the possibility that the zoned property will be used for a use different from the particular use contemplated at the time of enactment of the Zoning Chapter.

It is, therefore, the purpose of this Chapter to provide for the health, safety, order, convenience, prosperity and general welfare by setting forth in this Chapter all of the regulations and procedures in connection with the zoning of property for a planned unit development use.

#### **2. PROCEDURE FOR ESTABLISHING A PLANNED UNIT DEVELOPMENT**

There shall be provided by the applicant, prior to acceptance of the petition for reclassification, a General Plan of Development consisting of maps, descriptive statement of objectives, principles and standards used in its formulation and including the following components:

##### **A. Land Use Component.**

The Land Use Component shall consist of a map or set of maps, setting forth the distribution, location and extent of the acres of land devoted to each category of land use proposed as part of the General Plan of Development. Such uses may include single multiple family residential, mixed types of residential; neighborhood retail shopping facilities, community retail shopping facilities, regional retail shopping facilities, office facilities; service facilities; wholesale or goods distribution facilities, industrial facilities; education, religious, recreation, open space, public and semi-private facilities; or other categories of public or private uses of land as allowed in any district in the City. Said component shall also contain a descriptive statement of objectives, principles and standards used for its formulation.

##### **B. Circulation Component.**

The Circulation Component shall consist of a map or set of maps, setting forth the general location and extent of all transportation facilities proposed as part of the General Plan of Development. It shall include arterial, collector and local streets, transportation routes, terminals, heliports, and the delineation of such systems on the land; one-way streets, street widths; grade separations, divided roads; left-turn lanes; pedestrian and bicycle paths and other information related to the provision for the circulation of traffic within the planned unit development. Said Component shall also contain a descriptive statement of objectives, principles and standards used for its formulation.

C. Population Component.

The Population Component shall contain a descriptive statement of the population density and building intensity for the various proposed land uses, including an estimate of future population characteristics and changes within the planned unit development correlated with the other Components of the General Plan of Development. The supporting data shall include dwelling units per acre for the various residential uses, square footage by type for the various offices and retail facilities including sufficient data to calculate traffic generation, parking requirements, water consumption, sewage needs and the necessary capacity of related utilities and services traditionally rendered by public or private organizations for a population of the size projected for the completed development.

D. Subdivision Design Component.

The Subdivision Design Component shall contain a descriptive statement of the principles governing the proposed subdivision of land including lot design for various proposed land uses.

E. Services And Facilities Component.

The Services and Facilities Component shall contain a map or set of maps setting forth the general location and extent of any and all existing and proposed systems for sewage, domestic water supply and distribution, refuse disposal, drainage, local utilities and rights-of-way, easements, facilities and necessary appurtenances. Said component shall also contain a descriptive statement setting forth the objectives, principles and standards used for its formulation, as well as a detailed statement describing the proposed ownership, method of operation and maintenance of each service and facility,

F. Construction Order Component.

The Construction Order Component shall contain a map or set of maps setting forth the proposed chronological order of construction relating each proposed use and structure to the construction of the various services and facilities, as a part of the General Plan of Development. Said Component shall include estimated completion dates and shall specify the proposed order of request for utility release or other authority to occupy completed structures so as to provide a basis for determining the adequacy of the related services and facilities for each separate construction phase.

G. Additional Components.

The General Plan of Development may include any additional components including an economic feasibility study or an economic benefits analysis if either of such is considered necessary by the applicant or required by the Planning Commission or City Council for the physical development of the project or to aid in evaluating the impact and effect on

other existing or proposed facilities and services of the City; a Recreation Component; Social Services Component; Public Buildings Component providing consideration for administrative and public safety quarters; and any others required depending upon the nature of the particular proposed development.

#### H. Maps And Reports.

The General Plan of Development shall include supporting maps drawn to scale, diagrams, charts, descriptions, reports and an explanation of methods utilized in its formulations.

### 3. ADOPTION OF PLANNED UNIT DEVELOPMENT

#### A. Method Of Adoption Of The General Plan Of Development.

- (1) The method of adoption of the General Plan of Development for a PUD shall follow the same process as an amendment to the Zoning Code as outlined in Section 205.05.3.
- (2) Public notification of the hearing on the General Plan of Development shall be incorporated into the notice of proposed PUD amendment as required in this Chapter. Specific mention of any proposed modifications or amendment of any other ordinance of this community or Section of this Chapter shall be included in said notice.

#### B. Detailed Site Plans.

Prior to the issuance of a building permit or other official evidence of authority for use of the area covered by the General Plan of Development, three (3) complete and detailed site plans for each phase or portion thereof for which building permits are requested shall be submitted to the City. Each site plan shall include refinements of all pertinent data required as part of the General Plan of Development, including, but not limited to:

- (1) A location map relating the site plan to the General Plan of Development.
- (2) Placement of all structures.
- (3) Identification of the use of each structure and reference to the supplementary data pertinent to each use and contained within the relative component of the General Plan of Development along with appropriate additional data.
- (4) Provision for off-street parking, vehicle storage, internal and external circulation and reference to supplementary traffic data.
- (5) The extent and type of landscaping identified by scientific or common name and size, method and quantity of such at time of planting.

- (6) The type and placement of advertising or directional signs, other than street name signs and signs contained within commercial or industrial sites. Stop signs will be required at the points where private driveways or roadways intersect with public streets.
- (7) The type and location of fire-fighting facilities.
- (8) A topographic map.
- (9) Nature and extent of cut and fill.
- (10) Lot size and dimensions.
- (11) Plans and specifications for the improvement of streets, highways and alleys.
- (12) Plans and specifications for facilities for drainage of lots, if any, and the sites, streets, highways and alleys, including provision of storm drainage, culverts, bridges and appurtenant structures.
- (13) Plans and specifications for distribution and service lines for domestic water supply to each lot, if any, or building site; reservoirs and pumping stations; and if a private facility, a proposed agreement with the City to assure continued operation and maintenance to, or above, the minimum City standard.
- (14) Plans and specifications for sewage facilities, including main and secondary collection lines and stub-offs from the secondary collection lines to the property line of each potential lot, if any, or building site.
- (15) The type, placement and number of street name signs and traffic safety signs.
- (16) The type, placement and number of street, highway and alley lighting devices.
- (17) Barricades and other safety devices.
- (18) The type of fencing along any lot or site abutting a river, creek, open storm drain, lake or other body of water or channel and its appurtenant works.
- (19) The type and location of fences, walks or hedges used as fences throughout the planned community.
- (20) The height of all structures.

C. Approval Of Site Plans.

- (1) It shall be the responsibility of the Zoning Administrator to ensure that detailed site plans are in conformity to the approved General Plan of Development, approved chronological order of construction and in conformance with the provision of all ordinances of the City and the special regulations as may have been set by the adoption of the General Plan of Development.
- (2) To assure compliance of outside improvements as specified under the General Plan, a bond or letter of credit shall be given to the City in the amount as determined by the City.

D. Effect Of Conditions On Conveyed Lots Or Building Sites.

In the event any real property in the adopted General Plan of Development is conveyed in total or in part after adoption of said General Plan of Development, as long as the property remains zoned PUD, the buyers thereof shall be bound by the provisions of this District and the adopted General Plan of Development. However, nothing herein shall be construed to create nonconforming lots, building sites, building or uses by virtue of any such conveyance of lot, building sites, building or part of the development created in conformance with said Plan. Subsequent structural additions or alterations may be made provided the provisions of this District and other ordinances are adhered to, to the extent that said ordinances may apply.

E. Recreation Use Areas And Buildings.

In the event certain land areas and buildings are provided within the planned unit development for private recreational use, the owner of such land and buildings shall enter into an agreement with the City to assure the continued operation and maintenance to a predetermined standard.

F. Uses Permitted.

Unless otherwise prohibited by law within the City, any use of land or buildings which is clearly designated by type or category on the approved and adopted General Plan of Development and subsequently approved site plans, shall be permitted by this District.

G. Interpretation Of District Provisions.

- (1) Whenever a question arises concerning the interpretation of any Section of this district, it shall be the duty of the Planning Commission to ascertain all facts concerning said questions and forward all data and a recommendation to the City Council for a determination.

- (2) If, within three (3) years from the time of district approval by the City, there is no development or action of development, the property will revert to the zoning district in effect prior to this action, unless an extension is granted by the City Council.