

**DRAFT UDOTA – PLANNED DEVELOPMENT MIXED-USE  
MAY 25, 2022**

~~§ 72-22.5.C(4) **General Development Plan.** The Final General Development Plan shall have the effect of, and shall be enforceable as, an approved preliminary subdivision plat.~~

~~§ 72-25.1.C(1) **Preliminary Subdivision Plats.** The approved General Development Plan for any land within a planned development zoning district is the approved preliminary subdivision plat for that land. Construction plans and final subdivision plats for such land will be reviewed by the Development Administrator for administrative approval.~~

**§ 72-33.3 Planned Development-Mixed-Use District.**

**A. Purpose and intent.**

- (1)** The Planned Development Mixed-Use District is established to promote areas appropriate for office, retail, and residential uses, designed in a unified and cohesive manner in order to create an attractive environment in which to live, work and recreate. Two or more uses shall be integrated into a mixed use project. The district is appropriate in areas designated for mixed-use in the Comprehensive Plan or in areas where design criteria can be used to transition from established uses while accommodating new growth and evolving market trends. Vertical integration of uses is encouraged where appropriate.
- (2)** Where appropriate, existing environmental features are to be preserved and integrated into the plan of development. In order to lessen the dependence on vehicles, the major land uses are encouraged to be connected by way of pedestrian linkages, bicycle/pedestrian facilities, trails and greenways that tie together the businesses, residences and open space into accessible patterns of development, and connect to adjacent offsite roads, parks and trails. The pedestrian-oriented nature of the district should be emphasized by the building scale and design, block sizes, pedestrian-oriented uses and streetscapes.
- (3)** This district is considered an urban-style model with uses that are mixed together and easily walkable. For example, main entrances are located close to public streets, parking lots serve multiple uses, residential densities are higher to promote more activity within the development, as well as more public open spaces, and buffers located between different uses within the borders of the development are reduced or eliminated.
- (4)** The district shall encourage mixed-use development and its accompanying support commercial and office uses while maintaining a strong emphasis on pedestrian scale, urban development and amenities. In order to encourage high quality design and innovative arrangement of building and open space uses throughout the project, this district provides substantial flexibility from the conventional use and dimensional requirements of the general districts.
- (5)** The district shall promote a compact mixed-use design, traditional neighborhood pattern of development which includes a hierarchy of interconnected streets and blocks, pedestrian friendly walkable streets, a variety of housing types and lot sizes, mixed-use commercial neighborhood centers, and a connected passive and active open space network.
- (6)** For purposes of this district, the following themes are embraced as desired sustainable growth policies and should be included in the design of each project: walkability, green building design,

recycling, natural resource protection, and non-commercial community gardens, where appropriate.

- (7) A PD-MU District may be appropriate for production oriented workplace uses. These uses include light manufacturing, contractor office, commercial laundry, wholesale sales, warehouse, outdoor storage, regional breweries, regional wineries, and regional distilleries. These uses are permitted by special use and may be appropriate in portions of the City designated as T-4W or T-5W in the City’s Comprehensive Plan.

**B. Procedure.** The PD-MU District shall be established or modified only in accordance with § 72-22.5, Planned development districts.

**C. Site size requirements.** The site size requirements in a PD-MU District are as follows:

- (1) **Minimum district size.** The minimum district size for any PD-MU District is two acres. However, the minimum district size in the Lafayette Boulevard Corridor Overlay District is 22,000 square feet.

**D. Density and Floor Area Ratio.**

(1) **Residential Density:**

Standard	Single-family attached detached	Multifamily or Upper or Story Dwellings over Non-residential	Student Housing
Residential Density, Maximum by Right	16 Units Per Acre	30 units per acre	60 units per acre when no other residential units are proposed

- (a) Any combination of mix of the residential unit types may be used to achieve the permitted density and as shown on the GDP. The unit mix in a phased development may vary due to the prevailing market conditions, provided that the total number of units developed shall not exceed the total number of units shown on the approved GDP.
- (b) Notwithstanding any other provisions of this section the City Council may approve an increase in density levels upon finding such increase achieves the purpose and intent of the district.
- (c) Individual phases of the development may have densities that exceed the maximum or minimum requirements so long as such densities for the number of residential units as shown on the GDP comply with the PD-MU District.

(2) **Maximum Floor Area Ratio.** The maximum floor area ratio for nonresidential uses shall be two. Additional intensity may be approved by the City Council, as a special use, up to a maximum three.

**E. Minimum Use Mix:**

- (1) A PD-MU District shall be developed for two or more different use groups from the following list:
  - (a) Residential (including all Residential use categories);
  - (b) Lodging (including the Visitor Accommodations use category);
  - (c) Office and Educational (including the Offices, Health Care Facilities, Educational Facilities, and Government Facilities use categories);
  - (d) Retail and Consumer (including Alcoholic Beverage Production, Eating Establishments, Indoor Recreation, Retail Sales and Services, and Light Manufacturing use categories).
- (2) In a PD-MU District, no single use group shall make up more than 75% of the total gross floor area of the development, and all uses are functionally integrated and share vehicular use areas, ingress

and egress, and pedestrian access. On the General Development Plan, residential floor area shall be calculated in accordance with § 72-82.5.A.(3) Mixed Use Ratio. This section shall not prohibit additions or other alterations to dwelling units after they are issued a certificate of occupancy.

**(3) Phasing of Use Mix.**

**(a)** Phasing of the development shall be included on the GDP and shall be administered as follows:

**[1]** Development components shall be phased so that no more than 75% of the total residential units shall be issued a Building Permit prior to the approval of a shell final inspection for 25% of the total gross floor area of the development's commercial use.

**[2]** Each phase of development shall contain a tabulation of the site by use category, the accumulated total FAR, the total number of residential units, and the percentage of open space to demonstrate that the development is in conformance with the GDP.

**(b)** Notwithstanding any other provisions of this subsection, an applicant may propose, and the City Council may approve different percentage ratios for those uses set forth within Subsection **E(1), (2), and (3)** above upon a finding that the alternate percentage or phasing of the development will better serve the purposes of this chapter, and of the proposed district, due to market conditions, land use demand, or other factors determined appropriate by the City Council.

**F. Form Based General Development Criteria.** The General Development Plan for a PD-MU District shall incorporate form based elements. These elements shall either be applied through a illustrative plan or through the development of Urban Fabric, Frontage, Building Type Standards using the following required elements:

**(1) Urban Fabric Standards.** Urban Fabric standards approach bigger picture site considerations. They address the access pattern to the site, the organization of the site into blocks, the transition from the site to adjacent urban fabric, and the location and character of proposed open spaces. Each of the following Urban Fabric components shall be incorporated into the General Development Plan:

**(a) The Development Site.** The Development site shall be defined on the GDP and include all the land, buildings, and structures both existing and proposed, used to calculate the total residential density, use-mix, or floor area ratio calculations for the development.

**(b) Access.** The development provides a comprehensive and integrated transportation system that separates pedestrian and vehicular traffic, including roadways, bicycle paths, pedestrian walkways, and public transportation facilities, where applicable. Each development shall promote interconnectivity and accommodate a hierarchy of street and alley widths that provide for multiple travel options and points of connection to existing streets, including sidewalks and other pedestrian access. Existing streets that are planned to continue shall be extended through the Development Site.

**(c) Blocks.** The Development Site shall be organized into blocks meeting the standards in § 72-51.2.

**(d) Transitional Zones.** Transitional Zones shall be established where a development abuts single-family detached residential lots. The components of the Transitional Zone shall be defined on the GDP and include: the width and depth of the Transitional Zone, any setback, buffer, or other feature required within the Transitional Zone, and the appropriate Building Types permitted in the Transitional Zone.

**(e) Open Space.** The Development shall include a mix of general and formal open space. A minimum of 15% of the total gross area of the site shall be general open space. Half of the required open space shall be usable formal open space.

- (2) **Frontage Standards.** Frontages shall create the form and fabric of the development and the public realm. Frontages create an active, attractive, and safe public and semi-public edge where the development site abuts a street. In addition, frontages interior to the site shall produce a connected environment through the site, enlivening the development's internal connections and spaces. Frontage standards shall include the following elements:
- (a) A Frontage Map showing the locations of different frontage types.
  - (b) A public frontage component. The public frontage component consists of the land and elements between the center line of the street and the front property line, often also called the streetscape. The component shall list the elements of the streetscape including the type of on-street parking permitted, the location and width of any utility strip adjacent to the curb, the width of sidewalks or pedestrian infrastructure, and the scale of streetscape lights.
  - (c) A private frontage component. The private frontage component consists of the arrangement of yards, buildings, and parking on-site. The component shall list building placement / build-to-zone rules, parking lot placement setbacks, and the Building Types permitted along the frontage.
- (3) **Building Type Standards.** Building Type and Placement Standards focus on the architectural planning of the building to complete the built form. The standards activate street frontages and other public open spaces. The standards also ensure that the form of the development transitions appropriately in mass, scale, and intensity towards adjacent land uses and transects. Building Type Standards shall include the following elements:
- (a) Building Placement and Orientation standards. These standards include minimum lot size, minimum lot width, side and rear setbacks, and the orientation of the buildings.
  - (b) Mass and Scale. Mass and Scale standards shall include maximum height, footprint, and width of the building. Heights shall not exceed 80' within a PD-MU District.
  - (c) Façade Activation standards. Façade Activation standards shall include the location and frequency of entrances to buildings, required façade transparency levels, and standards regarding building materials.
- (4) **Optional Forms of Development.** While one of the main purposes of form-based regulations is to provide predictability, it is recognized that high-quality development can also be accomplished other than by strict adherence to the prescribed forms of development allowed by this ordinance. Therefore, a certain degree of flexibility is allowed in certain cases in order to encourage creative designs that may generate different, but equally desirable, means of accomplishing the purposes of a prescribed form of development. An applicant may include optional forms of development as by-right options similar to what has been adopted in the City's Form Based Code. Where proposed, the Optional Forms of Development shall include:
- (a) The purpose of the optional form;
  - (b) Cite the standard and the proposed option; and
  - (c) Provide design guidelines to be applied with each option.
- (5) An applicant may opt to use the City's Form Based Code Appendix. If so, then the GDP must include illustrative diagrams showing the proposed Urban Fabric components as well as a Frontage Map.
- G. Project Development Criteria.** The following project development criteria shall be incorporated into the General Development Plan for a Mixed-Use Planned Development in order to promote sustainability:

- (1) The development shall maintain the existing natural topography of the site by preserving the natural character and existing trees to the greatest extent possible. The site design and structures shall take advantage of the natural environment.
  - (2) Where applicable, the development includes provisions for the identification, restoration and preservation of buildings, structures, and sites that have historic, architectural, or archeological significance. The development provides opportunities for cultural, educational, or recreational facilities for all segments of the development;
  - (3) The development consists of an orderly and creative arrangement of land uses, both in respect to each other and to adjacent properties. It shall be built around a comprehensive and integrated transportation system that separates pedestrian and vehicular traffic, including roadways, bicycle paths, pedestrian walkways, and public transportation facilities, where applicable. Integration of uses and associated shared parking is encouraged to minimize the development footprint;
  - (4) The development substantially conforms to the Comprehensive Plan with respect to type, character and intensity of use. The development provides for adequate public facilities to serve the intensity and character of the development.
- H. Conflict. Where regulations within this district conflict with other provisions within this chapter, these district regulations shall govern.
- I. Existing Approved Districts. In the event that site size requirements, setbacks, or other information are not depicted on a General Development Plan approved prior to the adoption of this ordinance, then the requirements set forth in § **72-31.4**, Residential (R-8) District, shall apply to single-family detached and attached dwellings, and the requirements in § **72-31.5**, Residential (R-12) District, shall apply to multifamily dwellings.

**§ 72-40.2 Use Table**

Use Category	Use Type	PD-MU	Additional Requirements
<b>Commercial Uses</b>			
Alcoholic Beverage Production	Regional Brewery	▲ S	
	Regional Winery	▲ S	
	Regional Distillery	▲ S	
<b>Industrial Uses</b>			
Industrial Services	Commercial Laundry	▲ S	§ 72-41.4A
	Contractor Office	▲ S	§ 72-41.4A
Manufacturing	Manufacturing, Light	▲ S	
Warehousing and Storage	Outdoor Storage	▲ S	§ 72-41.4D
	Warehouse	▲ S	§ 72-41.4E
Wholesale Sales	Wholesale Sales	▲ S	§ 72-41.4G

**§ 72-82.5.A.(3) Mixed Use Ratio.**

The residential gross floor area in a mixed-use development shall be calculated based on an average residential building type square footage proposed on a General Development Plan. These calculations are for the general development plan and shall not include modifications to a dwelling unit’s square footage after the initial certificate of occupancy.