

- 1 Green Text = Carried over verbatim
- 2 Gold Text=Partially verbatim, paraphrased, or combined carried over paragraphs.
- 3 Red Text = Text deleted from a carried over paragraph
- 4 Blue Text = New text
- 5 Purple Text = Text added based on Planning Commission Comments
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8 700 Planned Unit Developments (PUD)

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10 710 Districts Established and Purpose

11 The Planned Unit Development districts are hereby established according their purpose and the intent of
12 the Comprehensive Plan. Each district is unique based on the flexibilities provided.

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14 711 Purpose and Application

15 (A) Purpose. The intent of this district is to provide for a range of retail and service commercial, office,
16 and residential uses that are organized and planned in a comprehensive manner that cannot
17 otherwise be achieved through standard business or residential districts. The District is created for
18 development seeking alternative regulations that embody principals to promote a better
19 integration of uses that might typically be separated and to provide for an adequate mixture of
20 commercial and residential uses. This district will provide flexibility in land development, diversity
21 in housing types and prices, efficiency in use of public infrastructure, the conservation of energy,
22 preservation of unique land characteristics, and efficient use of land, open space, and public
23 facilities.

24 (B) Application – This district shall be applied to properties guided Mixed Use as shown on the current
25 Comprehensive Plan. It may also be applied to a broader area encompassing two or more land uses
26 shown in the Comprehensive Plan.

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28 720 Uses

29 All uses compatible with the intent of the land use guidance of Comprehensive Plan shall be allowed in
30 this district as permitted uses as approved by the approval ordinance. Specific uses may be prohibited in
31 order to achieve the goals of the planned unit development.

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33 730 Development Standards Established

34 The City Council has the authority to create site- or development-specific standards based on the uses
35 proposed, site and building designs, the surrounding established and planned uses, and natural features
36 of the property. All development standards shall be clearly listed in an approval ordinance memorialized
37 in Section 799 of this chapter for reference. If a standard is not addressed or created in the approval
38 ordinance, the applicable existing portions of City Code shall be used.

- 39 (A) Creation of a Planned Unit Development is considered a rezoning per Section 245 of this chapter.
- 40 (B) Amendments to an established Planned Unit Development are approved by ordinance.
- 41 (C) Individual uses, except single-family homes, shall be subject to the Site Plan Review procedures
42 in Section 225 of this chapter.

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44 799 PUDs of Record

45 The following list consists of approved Planned Unit Developments by primary plat name and ordinance
46 number for reference.

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<u>Primary Plat Name</u>	<u>Ordinance Number</u>
Northfork	
Covenant Meadows	
Hunters Ridge	
Rum River Hills	84-19
Fox Ridge Estates	
River Bluffs	
Flintwood Hills	
Mallard Ponds	
Village of Sunfish Lake	
Pineview Estates 2 nd Addition	
Town Center Gardens	
Preserve at Ramsey Town Center	
Riverstone	