

CHAPTER 1145

U-7A Planned Mixed-Use Development District

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1145.01 INTENT.

The U-7A Planned Mixed-Use Development District is established to encourage the comprehensive design and integrated development of large tracts of land suitable for a variety of residential uses. The U-7A District is intended to:

- (a) Create a mixed-use environment to accommodate a combination of residential, retail, commercial, and office uses of varied densities to attract young professionals, empty nesters, and families to the area;
- (b) Describe standards so that any new development is cohesive, contains thriving and inviting public spaces, and encourages walkability and sustainability;
- (c) Regulate building orientation and placement to achieve appropriate scale and ensure proper transitioning between areas of differing use and density and/or to be mindful of the surrounding adjacent land uses;
- (d) Encourage enhanced pedestrian, bicycle, and vehicular connectivity throughout the area;
- (e) Permit development consistent with the standards and requirements of an approved master development plan; and
- (f) Permit mixed-use vertically integrated buildings with ground floor commercial, office, and retail uses. Mixed-use buildings may have multi-family residential units and/or offices on the upper floors above ground level commercial, office and retail uses. (Ord. 2020-124. Passed 11-4-20.)

1145.02 PERMITTED USES.

Buildings and land in the Class U-7A District shall be used and buildings shall be designed, erected, altered or intended for the following:

- (a) Multi-Family Dwellings above the first floor of mixed-use buildings.
 - (b) Vertically integrated mixed-use buildings provided that the ground floor shall be limited to retail or commercial uses and the upper floors may contain any mixture or arrangement of offices and/or multi-family dwellings;
 - (c) Hospitals, medical clinics, and related health care providers;
 - (d) Public and private schools, universities, colleges, professional schools, vocational schools, and related educational facilities;
 - (e) Libraries, museums and art galleries;
 - (f) Professional, administrative, and medical offices;
 - (g) Conferencing, training, and seminar centers;
 - (h) Performing arts and entertainment facilities;
 - (i) Hotels;
 - (j) Retail stores, personal service establishments, banks, financial institutions, restaurants and coffee shops on the first floor of multi-story vertically integrated mixed-use buildings provided however, that no individual retail store or establishment shall exceed a maximum of 20,000 square feet.;
 - (k) Research, development and testing laboratories;
 - (l) Nonprofit educational and scientific research agencies;
 - (m) Governmental offices and public utility offices;
 - (n) Recreational and wellness facilities;
 - (o) Recreational uses and common open space subject to the approval of the Planning Commission;
 - (p) Any accessory uses customarily incidental to any of the above uses including, but not limited to, parking lots, parking structures, and signs; and
 - (q) Other similar, harmonious and compatible uses as may be determined by the Planning Commission and approved by City Council may be permitted provided that they first obtain a Conditional Use Permit.
- (Ord. 2020-124. Passed 11-4-20.)

1145.03 AREA AND BUFFER REQUIREMENTS.

(a) The ground area occupied by buildings shall not exceed twenty-five percent (25%) of the total area of the Planned Mixed-Use Development District.

(b) A minimum of fifteen percent (15%) of the total area of the U-7A Planned Mixed-Use Development District shall be open spaces, natural areas, landscaped plazas, parks, or outdoor recreational areas for the enjoyment of residents and visitors to the District.

(c) Buildings shall be setback a minimum of forty (40) feet from any perimeter property line of a U-7A District that abuts an existing residentially zoned property.

(d) All structures in the U-7A District shall be setback a minimum of ten (10) feet from the Interstate 271 right-of-way.

(e) No buildings shall be located closer than twenty-five (25) feet to any existing public right-of-way. (Ord. 2020-124. Passed 11-4-20.)

1145.04 DESIGN STANDARDS.

(a) The minimum size of any multi-family dwelling shall be 950 square feet.

(b) The maximum density of residential dwelling units shall be ten (10) dwelling units per gross acre of the U-7A District.

(c) The minimum building setback from an internal street right-of-way shall be as set forth on the approved Site Development Plan.

(d) The minimum separation between buildings within a U-7A development shall be as set forth on the approved Site Development Plan. In establishing said separations the Planning Commission shall consider the spacing necessary for adequate visual and acoustical privacy, adequate light and air, fire and emergency access, building configurations, energy-efficient siting, and the relationships of building sites to circulation patterns.

(e) The development pattern for the District shall make appropriate connections with the existing streets adjacent to the District. Streets and sidewalks will be connected into the District in an attractive manner to reinforce its integration into the community fabric. Access points shall be properly managed to address safe and efficient traffic flow.

(f) Mechanical equipment located on the roofs of buildings shall be screened from view from public right-of ways at the primary façade. All trash, service areas, and loading bays shall be screened. (Ord. 2020-124. Passed 11-4-20.)

1145.05 OFF-STREET PARKING REQUIREMENTS.

The following standards and requirements for the provision and development of off-street parking shall apply:

- (a) Parking facilities in the U-7A District shall be planned and developed in such a manner so as not to interfere with the use and enjoyment of adjacent properties or with pedestrian and vehicular traffic on adjacent streets.
- (b) All parking areas and driveways shall be concrete or approved asphalt with adequate drainage to prevent water from standing or draining across public walks or streets.
- (c) Curbs or bumper guards shall be concrete, or material approved by the City Engineer.
- (d) Parking shall be setback from streets and perimeter boundaries as specify in the approved development plan, however, in no event shall such parking setbacks be less than five (5) feet from the perimeter of a U-7A District.
- (e) A parking space shall not be less than 180 square feet (9 x 20 feet).
- (f) Parking shall be provided as follows:

Multi-Family:	Two spaces per unit enclosed, and an aggregate area of 1.25 unenclosed parking throughout the residential area of the U-7A District.
All Other Uses	In conformance with the provisions of Section 1161.05

(Ord. 2020-124. Passed 11-4-20.)

1145.06 LANDSCAPING, COMMON OPEN SPACE, AND ENVIRONMENTAL DESIGN.

(a) Developments in a U-7A District shall include permanent open space equivalent to a minimum of ten percent (10%) of the total site area. This area does not include space for open parking lots, driveways or land covered by buildings and/or sidewalks.

(b) Landscaping, driveways and other permitted uses shall at all times be maintained in an orderly, neat, clean, sanitary and structurally sound condition and all buildings, driveways or other structures shall be repaired in order to maintain substantially their original appearance and condition to prevent blight and unsightliness. Lawns and other landscaping shall be maintained in accordance with acceptable landscaping principles and maintained in a neat and orderly fashion.

(c) All exterior landscaping adjacent to and surrounding structures and all landscaped entryways shall include an irrigation plan and system.

(Ord. 2020-124. Passed 11-4-20.)

1145.07 BUILDING HEIGHTS.

In the U-7A District no building shall be erected to a height in excess of six (6) stories or eighty-four (84) feet above final grade.

(Ord. 2020-124. Passed 11-4-20.)

1145.08 DEVELOPMENT PLAN REQUIREMENTS.

Each Site Development Plan submitted in a U-7A District shall conform to the following requirements. A Development Plan shall be prepared for all proposals for development in a U-7A District and submitted to the Planning Commission for approval. No building permit shall be issued for a new building alternation, or addition to an existing building within a U-7A District until the Planning Commission and City Council grant final site plan approval.

Unless exempted by the Planning Commission, Development Plans shall include:

- (a) Preliminary Development Plan. Preliminary development plans shall be submitted in sufficient detail to permit an understanding of the style of the development, the design of the buildings and the number, size and type of dwelling units or commercial structures. Preliminary development plans shall include a survey of the property and topography, showing the land owned and proposed for development, the natural grade and approximate proposed finished grade; and a schematic site plan showing building placement, parking, traffic circulation and streets, existing utilities and primary front elevations of buildings.
- (b) Final Development Plan. The Final Development Plan shall be a detailed site plan of the proposed development, or of a specific phase of the proposed development, which shall include the following components:
 - (1) Buildings. The location, size, height and use of all proposed main and accessory buildings and their general design, color and external building material.
 - (2) Streets. The proposed system of circulation of vehicular traffic, including delivery trucks; details for connections to present streets; type of pavement; and estimates of traffic volumes. Traffic studies will be required if the Planning Commission or the City Engineer so request.
 - (3) Utilities. The plans for all proposed utility installations and connections.
 - (4) Parking and traffic circulation plan. A layout and estimate of the number of spaces, design features and type of pavement, as well as a Parking and Traffic Circulation Plan. The Planning Commission may approve driveway curb cuts into the internal site roadway of the U-7A District upon application on an individual site plan basis. Such approval may be granted after a finding that a proposed curb cut is consistent with the protection of the health, safety and welfare of the traveling public and is consistent with the intent and purposes of this chapter.
 - (5) Landscape plan. Proposed designs of landscaping, planting areas, identification and location of principal trees and plants shall be submitted with the building plans.
 - (6) Lighting plan. All site lighting shall be low in scale and unobtrusive and without glare to persons in passing motor vehicles, other buildings, or pedestrians and designed to interfere as little as possible with surrounding development. The lighting plan shall include a photometric plan.
 - (7) Signs. Signs, in accordance with Chapter 1163 of this Planning and Zoning Code.
 - (8) Grading and drainage plan. Final grading and drainage arrangements, including storm water management provisions and drainage calculations.
 - (9) Tree preservation plan. Plan identifying trees and vegetation to be preserved. (Ord. 2020-124. Passed 11-4-20.)

1145.09 DEVELOPMENT PLAN APPROVAL.

The Planning Commission shall review each application and approve those applications which meet or exceed all applicable City codes. Both Preliminary Development Plans and Final Development Plans shall be subject to the approval of the Planning Commission. When the Planning Commission determines that the Preliminary Development Plan or Final Development Plan is in accord with this Planning and Zoning Code and other ordinances of the City, the Commission shall approve such plans, and transmit same to Council for their review and action. All plans and recommendations made by the Planning Commission shall be submitted to City Council for approval before becoming effective.

(Ord. 2020-124. Passed 11-4-20.)