CHAPTER 2.06. "PUD" PLANNED UNIT DEVELOPMENT DISTRICT

Section 2.06.01. Intent.

To permit great flexibility in the use and design of structures and land in situations where modifications of specific provisions of this ordinance will not be contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood in which they occur.

Section 2.06.02. Application and Modification Powers.

The provisions of this section may be applied, upon application of the owner, to any area exceeding three (3) acres in size. The owner shall file with the Planning Commission a proposed site plan, a description of the structures to be erected, the other facilities of the project and the land uses involved. In addition, he shall furnish such other information as the Planning Commission may reasonably require. In acting upon the application, the City Council may alter setback requirements, height limits, building size limits, off-street parking regulations, landscaping rules and density and intensity limits. It may also authorize uses that would not be otherwise permitted in the within an established district within the City of Gary, provided such uses are desirable or convenient for the users of the lot as developed or the immediate neighborhood, and provided that such uses are planned so as to assure that they will not materially alter the existing character of the neighborhood. Where the City Council determines application is consistent with the purpose of this section and with other requirements hereof, it shall enter an order authorizing development and use in accordance with the site plan and description contained in the application, modified as the City Council may require to carry out the intent and purpose of this section and containing any conditions or restrictions which the City Council may consider necessary to carry out the purposes of this ordinance and to protect the public health, safety and welfare.

Section 2.06.03. Procedure.

The following procedural and informational requirements shall be followed for Planned Unit Development requests:

1. Planning Commission Review: Applicant shall meet with the Planning Commission on an informal basis at its regular meeting to relate his intent. The Planning Commission will evaluate the consistency of his intent with the comprehensive guide plan. Thereafter, the Planning Commission may refer the application to the City staff or consultants to review materials presented and to discuss the plan proposal, suggest alternatives as necessary, and authorize presentation of concept plan and supportive information.

2. Concept Plan and Supportive Information: Applicant shall prepare the following supportive graphic and written information materials as follows:

    A. Property description and acreage, identification of owner and developer.

B. Existing conditions, area relationships, surrounding property ownership, relationship to guide plan, existing land use, transportation, zoning, utilities, etc.

C. Natural features, water, topography, soils, vegetation, etc., and their implications, if any, for development.

D. Concept plan showing land use areas, land use intensities, acreages, number of units, proposed circulation, open space, recreation and development staging.

E. Written information describing proposed land use and land use objectives, the type and character of buildings, methods of providing utilities, etc.

3. Final Development Plan:

A. Applicant shall prepare a final development plan for that part to be rezoned. Required graphic and written information for the final plan is on file at the City office.

B. Applicant shall prepare the following supportive graphic and written information materials as follows:

   i. Legal descriptions of all parcels to be rezoned.

   ii. Detailed site plan showing dimensions of all lots and structures, parking and streets, utilities, common open spaces, proposed setbacks, and grading.

   iii. Covenants and restrictions, if any, applying to each tract and to open spaces and including the responsibility for the maintenance and operation of common areas and facilities.

   iv. Density and gross building computations.

   v. Preliminary architectural drawings for each different building type, except single-family dwellings, showing building elevations, schematic floor plans, unit relationships, activity areas, building materials, etc.

   vi. Construction and occupancy schedule.

   vii. Identification of uses proposed. (i.e. commercial/retail, office, single-family residential, multiple family residential, etc.)

   viii.A description of the nature and character of non-residential developments including a description of waste emissions, activities conducted on the premises, etc.

Section 2.06.04. Final Application – Rezoning.

Applicant shall file a zoning petition, pay fees, and submit all required information for review by the Planning Commission.

Section 2.06.05. Review.

The Planning Commission shall review the final development plan to determine if it conforms to the guide plan and the approved concept plan and shall recommend approval, revision or reapplication, or denial of the final development plan and rezoning before making its recommendation to the City Council. The City Council shall hold public hearings and approve or disapprove the rezoning request.

Section 2.06.06. Final Development Plan.

Requested changes in the final development plan, if the approval has been granted, will require a public hearing and the submission of an amended plan document unless the changes are minor enough to authorize by administrative judgment. Building permits for construction in a planned development shall be issued by the Building Official based on the approved final development plan and the zoning.

Section 2.06.07. Approved Planned Unit Developments.

The following Planned Unit Developments have been approved in accordance with the provisions of this Chapter. Regulations for approved Planned Unit Developments may be added as an Appendix to this Ordinance upon adoption for reference.