

Section 10-261 Planned Development

1. District Intent	PERMITTED USES		3. Accessory Uses
<p>The purpose of the Planned Development (PD) District is to establish planning guidelines for large undeveloped areas, greater than 200 acres inside of the Urban Service Area, and whose development could have substantial impacts on the community as a whole. This district has specific planning requirements to coordinate the development in a comprehensive manner consistent with Land Use Objective 6.1. of the Tallahassee-Leon County Comprehensive Plan. Development within this district shall provide a mixture of integrated uses (i.e., residential, commercial, office, light industrial, public open space, recreation) that are predominantly self-supporting, rather than predominantly dependent on public funding for additional infrastructure, and place a greater emphasis on pedestrian mobility and transportation alternatives. The allocation of uses within the PD shall be consistent with the mixed use percentages required for the Suburban Future Land Use Category until modified by approval of a Planned Development Master Plan.</p> <p>This zoning district contains lands located in the Planned Development future land use category. Lands in this category are required prior to subdivision or development to allocate future land uses and intensities through the Comprehensive Plan amendment process. In addition, a Planned Development Master Plan, an area plan for development of all contiguous land holdings, is required to be approved concurrently with the Comprehensive Plan amendment. The Planned Development Master Plan is implemented through approval of a PUD(s) or alternatively for a proposed DRI, the DRI Development Order. The PD zoning district will be replaced on the zoning map by PUD or DRI zoning. The PUD district replacing the PD zoning district shall be consistent with the allowable uses established in the Master Plan.</p> <p>Owners of properties that contain less than 200 acres may request that their property be included in the PD district. Such requests will be subject to all of the applicable procedural requirements set forth in the Zoning Code.</p>	2.Planned Development - Planning Requirements		<p>As specified in the Planned Development Master Plan and the implementing PUD or DRI zoning districts.</p>
	<p>To provide for a more self supporting development pattern that is less oriented to the use of automobiles, the Planned Development Master Plan shall include at least four different land uses that are integrated with each other and at build-out result in internal capture of at least 20% of the trip generated by the development. The Master Plan shall provide the mix, location and intensities of future land uses. The Master Plan shall provide the mix, location and intensities of future land uses. The Master Plan shall be consistent with Section 10-924 of this ordinance. New zoning districts shall be established within all or a portion of the PD following the adoption of a Master Plan.</p> <p>Except as noted below, no subdivisions or development are allowed prior to the adoption of zoning districts to implement an adopted Planned Development Master Plan.</p> <p>A portion of the district not exceeding either 20% of the district area or 200 acres, whichever is less, may be developed through the PUD process prior to the submittal of a Planned Development Master Plan. This advance portion must include at least two different land uses (excluding public and recreation) unless the applicant can justify the parcel size would not support two uses. In this case, the applicant is still required to develop a mixed use project for the advance portion, but such project may include public or recreation uses. Easements, right of way and other improvements located throughout may be required to be dedicated in conjunction with this advance development. Any development authorized in advance of the Planned Development Master Plan must be included in the Master Plan.</p>	<p>Subdivision of a portion of a PD district for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Master Plan and the implementing zoning districts, but shall require local government approval of a management plan in lieu of a site plan for that portion of the PD. Subdivision and development of a portion of the district for sale or donation for schools and/or infrastructure to serve primarily off-site needs shall not, likewise, be contingent upon the adoption of a Master Plan and implementing zoning district, but the subdivision shall be required to follow Type D review process. If the remaining portion of the PD in private ownership is less than 200 acres following the public or quasi-public acquisition, the provisions of this zoning district shall apply to the remaining acreage.</p>	
<p>4. Infrastructure - The Master Plan shall be developed to maximize the use of infrastructure through phasing and development location that fosters compact development. Locations of future schools needed to support the future resident population of the Planned Development district shall also be designated.</p>			
<p>5. General design standards - The Master Plan shall establish general design standards which will encourage and guide mixed use, integrated development that is pedestrian-friendly. The general design standards shall include, but are not limited to, standards for building, scale, setbacks, height, street design and access, pedestrian facilities and amenities, parking standards and design, natural areas, landscaping, stormwater accommodation, and property signage</p>			

GENERAL NOTES:

1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policy 2.1.12. of the Comprehensive Plan for additional requirements.
2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc.
3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).