

<b>Topic:</b>	Planned Unit Development; Smart Growth
<b>Resource Type:</b>	Regulations
<b>State:</b>	Missouri
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	City of Clayton
<b>Year (adopted, written, etc.):</b>	2001
<b>Community Type - applicable to:</b>	Urban; Suburban
<b>Title:</b>	City of Clayton Planned Unit Development District Ordinance
<b>Document Last Updated in Database:</b>	May 7, 2017

### ***Abstract***

This ordinance establishes planned unit developments which support flexibility and innovative medium- and large-scale development in residential and commercial areas. It is intended to preserve natural features and functions (erosion control) and promote an aesthetically pleasing environment for residents and workers.

### ***Resource***

#### ARTICLE XII. PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 22-12.1. Purpose statement: Planned unit developments are a distinct zoning district.

Residential planned unit development is appropriate where a residential development project is proposed on a lot at least thirty thousand (30,000) square feet in size and is unable to meet the established zoning criteria due to unusual circumstances in size, configuration or particular design features. The planned unit development process provides the flexibility needed to encourage innovative medium and large-scale residential development that is consistent to neighborhood character.

Commercial planned unit development is appropriate where a proposed commercial development project exceeds fifty thousand (50,000) square feet in size and is unable to meet the established zoning criteria due to unusual circumstances in size, configuration or particular design features. Commercial planned unit developments are intended to encourage the efficient use of land and resources, promoting greater efficiency in public and utility services encouraging innovation in the planning and building of all types of development.

The purpose of the planned unit development process, is to foster appropriate use of existing buildings and enable compatible redevelopment which provide public benefit as itemized in section 22-12.3 and achieve the following objectives:

- (1) Creation of a more desirable environment than would be possible through strict application of other city land use regulations;
- (2) Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities;
- (3) Combination and coordination of architectural styles, building forms and building relationships;
- (4) Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion;
- (5) Preservation of buildings which are architecturally or historically significant or contribute to the character of the city;
- (6) Use of design, landscape or architectural features to create a pleasing environment;
- (7) Inclusion of special features;
- (8) Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation; and
- (9) Facilitate implementation of the recommendations of the business districts master plan.

(Ord. No. 5662, § 1, 11-27-01)

#### Sec. 22-12.2. Zoning amendment.

The planned unit development district is intended to provide a means for the redevelopment of an area in a unified land development that will improve the quality of the subject properties and have a beneficial effect on adjacent residential areas.

Rezoning to a residential planned unit development district is allowed only in areas where the existing zoning designation is R-4 through R-7 inclusive.

Rezoning to a commercial planned unit development district is allowed only in areas where the existing zoning designation is C-1, C-2, High Density Commercial (HDC), and S-1, inclusive. Also included are all overlay districts requiring planned unit development designation.

(Ord. No. 5662, § 1, 11-27-01)

#### Sec. 22-12.3. Public benefit.

The public benefits to the city that are intended to be derived from the approval of planned unit developments, include, but are not limited to:

- (1) Extraordinary landscaping and greenspace provisions;
- (2) Garage entryways by virtue of their location, materials and design blend with the architecture of the surrounding neighborhood;
- (3) Architectural distinction and significance that would make the development noteworthy;
- (4) Extensive use of high quality building materials that would add significant value to the property and benefit the adjacent properties;
- (5) Provision of new public infrastructure including, but not limited to streets, curbs, sidewalks, sanitary sewers, storm water sewers, lighting and public parking;
- (6) Provisions for reduced sale or rental for a percentage of the units to encourage the goal of affordable housing.