

Section 1706 Planned Unit Development Site Plan Requirements.

The applicant shall submit a Planned Unit Development plan for the total area within the proposed development. If the Planned Unit Development is to be developed on a phase basis, each phase shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a unit independent of any subsequent phases. Final approval shall be given to only one phase at a time. The general site plan shall show where pertinent:

1. The use or uses, dimensions, sketch elevations, and locations of proposed structures.
2. Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, parking, public uses such as schools and playgrounds, landscaping, and other open spaces.
3. Architectural drawings and sketches outlining the general design and character of the proposed uses and the physical relationship of the uses.
4. Such other pertinent information including but not limited to residential density, coverage, and open space characteristics shall be included as may be necessary to make a determination that the contemplated arrangement of buildings and uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this Ordinance.