

(Summary of Ordinance Published in The Morning Sun on October 28th, 2016)

ORDINANCE NO. G-1258

AN ORDINANCE, establishing a Planned Unit Development District "PUD" in all zoning districts by adding Sections 41-101, 41-102, 41-103, 41-104, 41-105, 41-106, 41-107, and 41-108 to Zoning Ordinance Number G-663.

WHEREAS, the Planning and Zoning Commission of the City of Pittsburg, Kansas, has filed their report with the Board of Commissioners of the City of Pittsburg, Kansas, recommending amendment of Ordinance No. G-663.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PITTSBURG, KANSAS:

Section 1: Section 41-101 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-101. Purpose.

The regulations set forth in this Article, or set forth elsewhere in this Ordinance when referred to in this Article, are the regulations in the "PUD" Planned Unit Development District. The "PUD" Planned Unit Development District is a special purpose zoning district applicable inside the City of Pittsburg only that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

1. Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots.
2. Allowing greater freedom in selecting the means to provide access, light, open space and design amenities.
3. Promoting quality design and sensitive development by allowing development to take advantage of special site characteristics, locations and land uses.
4. Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this Ordinance.

Section 2: Section 41-102 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-102. Use Regulations.

Any use may be permitted within the "PUD" Planned Unit Development District, provided that it is consistent with the purposes of this Ordinance and consistent with the approved Development Plan of the "PUD".

Section 3: Section 41-103 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-103. Plan Approval Guidelines.

The Plan Approval Guidelines, including site plan submission and content requirements, are contained in Article 23 of this Ordinance.

Section 4: Section 41-104 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-104. Performance Standards.

The total number of dwelling units and level of nonresidential development allowed within a "PUD" shall not exceed the level that can be adequately served by public facilities. To provide information on the capacity of the streets and other facilities serving the "PUD", the Zoning Administrator, Planning Commission, and/or Governing Body may require the applicant to conduct a traffic impact study or other infrastructure capacity analysis to provide information on the proposed development's expected impacts on existing and planned facilities.

Section 5: Section 41-105 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-105. Parking Regulations.

The parking regulations shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within this Ordinance.

Section 6: Section 41-106 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-106. Off-Street Loading Regulations.

The off-street loading requirements shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within this Ordinance.

Section 7: Section 41-107 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-107. Sign Regulations.

The sign requirements shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within this Ordinance.

Section 8: Section 41-108 of Zoning Ordinance No. G-663 is hereby created and shall read as follows:

41-108. Height, Area, and Bulk Regulations.

In the "PUD" Planned Unit Development District, the height of buildings, the minimum dimensions of lots and yards, and the minimum lot area on any lot shall follow the Development Plan approved as part of the establishment of the "PUD" as specified within this Ordinance.

Section 9: This Ordinance shall take effect and be in force from and after its passage and publication in the official City paper.

ADOPTED AND APPROVED by the Governing Body on this 25th day of October, 2016.



Mayor – John Ketterman

ATTEST:



City Clerk - Tammy Nagel

(SEAL)

