



**Legistar ID #27248**  
**1108 Moorland Road**  
**Conditional Use Alteration**

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In addition to the conditional use standards cited in the staff report, Sec. 28.12(11)(k)(1) of the Zoning Code provides an additional set of approval standards specifically related to approving Planned Residential Developments. These were not included in the original staff report but should also be considered by the Plan Commission as part of their review of this proposal.

These standards state:

**(k) Planned Developments.** Planned developments are of such substantially different character from other conditional uses that specific and additional standards and exceptions are hereby established to govern the action of the City Plan Commission.

**1. Planned Residential Development-Dwellings.**

- a. **Standards.** In the case of the above-mentioned planned development, no application for a conditional use shall be granted by the City Plan Commission unless such commission shall find the following:
  - i. That such development shall provide adequate recreation areas to serve the needs of the anticipated population;
  - ii. That such development shall provide adequate off-street parking facilities, and adequate screening and landscaping;
  - iii. That such development shall constitute environment of sustained desirability and stability;
  - iv. That such exception for any side yard other than a street side yard shall not result in an average yard less than that required in the district in which the property is located and shall not result in a minimum yard at any point in such yard less than that required for a building, the side wall of which, as projected at right angles to the side lot line, is less than forty (40) feet in the R1, R2 and R3 districts, less than fifty (50) feet in the R4 district and less than sixty-six (66) feet in the R5 and R6 districts; and
  - v. That such development shall result in an intensity of land utilization no higher than, and standards of open spaces at least as high as, permitted or otherwise specified in this ordinance in the district in which such development is to be located. Where the site is in two (2) or more districts, an average intensity of land utilization, based on the respective land areas in each district, is permitted on the site regardless of the location of the district boundaries.