

GROUP 6, ITEM B
MIXED-USE PLANNED DEVELOPMENT (MPD) THRESHOLDS

Chapter 34 - ZONING

ARTICLE VI. - DISTRICT REGULATIONS

DIVISION 9. - PLANNED DEVELOPMENT DISTRICTS

Sec. 34-940. Mixed-Use Planned Developments.

Staff note: Remove specific thresholds and minimum use regulations for specific uses in Mixed-Use Planned Developments in order to streamline regulations to provide greater flexibility for these types of projects at time of development.

- (a) ~~All Mixed-Use Planned Developments may contain multiple uses, such as but not limited to: must meet or exceed at least two of the following thresholds:~~
 - (1) ~~A residential, including or mobile homes development of 50 or more dwelling units.~~
 - (2) ~~A commercial development or activity that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area.~~
 - (3) ~~An industrial development or activity that is located on a parcel of two or more acres and includes 30,000 square feet or more of floor area.~~
 - (4) ~~A community facility facilities development of two or more acres.~~
- (b) Mixed-use developments containing residential uses should be designed to capture within the development a substantial percentage of the vehicular trips that are projected to be generated by those uses at the project's buildout.
- (c) The Master Concept Plan for a mixed-use planned development must clearly identify the uses proposed. ~~indicate the land area to be used for each of the qualifying thresholds, as well as the uses proposed within each of the designated areas.~~