5 Planned Developments

5.1 Planned Development Districts (PD)

5.1.1 Establishment

The Planned Development (PD) district is hereby established.

5.1.2 Planned Development Defined

Planned Development (PD) shall only be approved as part of a conditional zoning district in accordance with Land Development Code Sec. 2.2, generally, and Sec. 2.2.8 specifically. Applications for a zoning map amendment to an existing Planned Development District shall be processed and considered and voted upon in accordance with the procedures specified in Sec. 2.2 of this Land Development Code.

5.1.3 Relation to Major Transportation Facilities

Planned Developments shall be in conformance with the adopted Thoroughfare, Sidewalk and Bikeway Plans and located and designed as to provide direct access to and from such districts without creating significant traffic along minor streets in residential neighborhoods outside the district.

5.1.4 Relation to Public Utilities, Facilities and Services

Planned Developments shall be so located in relation to sanitary sewers, water lines, storm and surface drainage systems and other utilities systems and installations that minimum levels of service shall be maintained.

5.1.5 Relation to Public Transit

Where practical, Planned Developments shall be designed to accommodate public transit vehicles when such service is determined to be appropriate by the City.

5.1.6 Reduction or Increase in Minimum Area Generally Required

In connection with a particular Planned Development proposal, the City Council may approve as part of the conditional zoning approval:

Lesser areas than generally required upon findings, in the particular case, that special circumstances require such reduction, and the other requirements can be met in such lesser area, provided that generally no such reduction shall amount to more than 10 percent of the area generally required; or

Greater areas than generally required upon findings that, in the particular case, the proposed plan of development or the character of the property involved, in themselves or as it may reasonably be expected to develop, require such increase to meet the requirements and intent of PD zoning or to provide necessary special protection.

5.1.7 Alternate Development Standards

Property development and subdivision regulations including but not limited to setbacks, floor area ratios, building heights, landscaping requirements and parking and loading requirements shall comply with the standards provided within this chapter where such requirements are not specifically modified as an alternative development standard on the approved Master Land Use Plan. Regarding Master Land Use Plans see Sec. 5.1.9.

5.1.8 Planned Development District Specific Design Requirements *(TA 21-01)*

Minimum Area and Density

Land Use(s)	Minimum Required Area	Maximum Density [2]
Residential	2 acres	20 units per acre [1]
Office / Institutional	2 acres	2.0 FAR
Commercial	2 acres	2.0. FAR
Industrial	5 acres	2.0 FAR
Mixed-Use	2 acres	2.0 FAR

[1] The City Council may lower or increase permitted density if it finds such change is supported by and conforms to the findings and recommendations of the Hickory by Choice 2030 Comprehensive Plan.
[2] Maximum permitted floor area ratios (FAR) may be increased by the City Council.

Permissible Densities *(TA 18-01).* Development densities, minimum lots sizes, and lot widths shall be approved by Hickory City Council. In determining the permissible densities of any Planned Development Hickory City Council should consider the findings and recommendations of the Hickory by Choice 2030 Comprehensive Plan, and any other relevant plans or documents.

Permitted Uses. Use permitted within Planned Development Districts shall be in conformance with the findings and recommendations of the Hickory by Choice 2030 Comprehensive Plan.

Height Limitations. The maximum height of any structure located within a Planned Development District shall be 80 feet. Where a Planned Development District abuts a district with a lower permitted height requirement, all structures within the Planned Development district shall be setback two (2) additional feet for each one (1) foot the respective building(s) exceeds the height requirement of the adjacent district.

Use Orientation. Non-residential uses shall be oriented towards streets other than adjacent minor streets in residential neighborhoods, and away from residential neighborhoods, whether or not the district is separated from residential areas by streets.

Principal Vehicular Access Points. Vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes or traffic dividers and extra width of the approach street shall be required where existing or anticipated heavy flows indicate need. In general, minor streets shall not be connected with streets outside the districts in such a way as to encourage use of such minor streets by substantial amounts of through traffic.

Street connections. Streets in Planned Developments shall be connected to the surrounding street network where such connection provides a logical extension of the surrounding street system; provided such connections do not encourage inappropriate traffic types and volumes through established neighborhoods and further integrates the Planned Development into the surrounding neighborhood.

Provisions for Parking Linkage. Provisions shall be made to provide for connection of parking facilities to existing or proposed parking facilities on adjacent properties in order to protect the capacity of the external public street system.

Property Subdivision. Any applicant that proposes to subdivide property within the boundary of a Planned Development shall do so in conformance with Chapter 8 of this Land Development Code.

Streets. Streets shall be constructed to the specifications required by the City of Hickory's Engineering Manual of Practice. Exceptions to street construction standards may be permitted if sufficient evidence is provided to ensure public safety and sound design are utilized.

Pedestrian and Bike Travel *(TA 19-01)*. All buildings or clusters of buildings within Planned Development Districts shall be connected with safe, convenient linkages other than streets (sidewalks, bikeways or walking paths). Sidewalks shall be required to be installed along all adjacent streets. If development or redevelopment occurs in an area where the current sidewalk network is more than 500 feet away, a fee in-lieu may be utilized as outlined within this Land Development Code.

Environmentally Sensitive Areas. All perennial streams, rivers, lakes, ponds, flood plains and steep slopes shall be protected and preserved as open space or recreation areas. Preservation of these areas may be counted towards required open space requirements. Where such resources are present, no design shall be approved unless it complies with the requirements of all applicable federal, state and local laws and regulations pertaining to these resources.

Overhead / Aerial Utilities. New electrical, cable television, telephone and similar utility lines shall be installed underground in accordance with Sec. 9.16 with this Land Development Code.

Outdoor Lighting. All provided outdoor lighting shall be so designed as to minimize impacts upon adjacent properties, and shall adhere to Sec. 9.7 of this Land Development Code.

Building Spacing. Each building shall have yards surrounding the structure. The outer perimeter of these required yards shall be defined as the building site line. The minimum distance between adjacent buildings shall be as required by the North Carolina State Building and / or Fire Code.

Staging. Planned Developments which are proposed to be completed in stages shall be required to provide a detailed phasing schedule. This detailed phasing schedule shall include areas, buildings, land-uses proposed for each phase and the timeframe for which required improvements (on and off site) are to be completed.

Off-site Improvements *(TA 18-01)*. In instances where off-site improvements, such as transportation or utility improvements, are required or proposed to serve the Planned Development, no phase subsequent to the first phase will be permitted to commence until such off-site improvements are installed.

Operation and Maintenance of Facilities for Common Use. The ordinance approving any proposed Planned Development shall include a requirement that all common facilities not offered for dedication to the City be privately operated and maintained with no future expense to the taxpayers of the City of Hickory. An applicant may satisfy this requirement through appropriate restrictive covenants or any other method approved by the City. All proposed operation and maintenance documents shall be approved by the City prior to approval of the Planned Development.

5.1.9 Planned Development Master Land Use Plan Requirements

Planned Development Master Land Use Plans Defined. Planned Development Master Land Use Plans are detailed site plans outlining activities proposed to be undertaken within Planned Development Districts. Such Master Land Use Plans shall provide detailed locations and intensities of all activities proposed to be undertaken within the proposed district. These activities shall include, but shall not be limited to, the location and type of land uses, the location and forms of buildings and parking areas, open space and park areas, phasing schedules and boundaries, streets and pedestrian facilities and landscaping areas.

Planned Development Master Land Use Plan Detailed Requirements *(TA 18-01)*. Planned Development Master Land Use Plans submitted as part of a Planned Development zoning map amendment, or as part of an amendment to an approved Planned Development District shall include maps and plans for the Planned Development Districts that depict the following items:

(1) The name of the proposed Planned Development and the names of the developer and design professionals;
(2) Scale, dimensions, date, north arrow;
(3) Conceptual grading, site preparation and stormwater management;
(4) General location, height, number of stories, floor area, orientation, setbacks and proposed land-uses of all structures;
(5) Open space (designate public or private), floor area, recreation space and impervious surface area necessary to demonstrate conformance with applicable requirements;
(6) Landscaping and buffering;
(7) Any proposed property subdivision, including proposed future property lines;
(8) Primary vehicular and pedestrian circulation system including all proposed exclusive storage bays, turn lanes, vehicular and pedestrian cross access points, points of ingress and egress for principal pedestrian, vehicle, bicycle, and transit;
(9) Proposed street layout (both public or private);
(10) Location of all parking, loading, sanitation and recycling facilities; area and number of parking spaces in parking lots;
(11) Location, character and intensity of all proposed outdoor lighting fixtures;
(12) Location of all utility systems including;
(13) Location, height, dimensions and type of all signs; and
(14) Locally or nationally recognized historic structures.