

**Requirements and Standards Applicable to  
Planned Development District No. \_\_\_\_\_**

*INSTRUCTIONS: Instructions to complete Exhibit 1 are in **bold italics** type and should not be included. If you propose a different standard or requirement than what is listed, you must explain in an attachment to the application how the proposed standard or requirement meets or exceeds the minimum. Exhibit 2 is the site plan that must accompany your Exhibit 1.*

**A. APPLICATION**

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

**B. INTENT**

***Clearly describe what you intend to be achieved by the requirements established by this proposed Planned Development.***

**C. DEFINITIONS**

***Provide definitions of any terms that are not already included in the Zoning Ordinance. Delete the last sentence if definitions are not added.***

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

**D. USES PERMITTED**

***List the uses that will be permitted by this Planned Development. Refer to the district regulations in Zoning Ordinance for examples of uses. Be sure to include appropriate accessory uses. The uses should be appropriate for the description provided in the INTENT above. If the property will be divided into areas, list the uses for each area as shown below.***

1. Area A
2. Area B

**E. USE LIMITATIONS**

*List the restrictions on uses that will be required by this Planned Development. If the property will be divided into areas, list the limitations for each area. Refer to the district regulations in Zoning Ordinance for examples of use limitations. The use limitations should be appropriate for the description provided in the INTENT above.*

1. All uses shall operate in accordance with the noise standards contained in *Section 36-485* of the *Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by *Springfield City Code*.

**F. INTENSITY OF DEVELOPMENT**

*List the standards for intensity of development that will be established by this Planned Development. Below are the basic standards that must be addressed.*

Development shall adhere to the following standards.

1. Maximum residential density.
2. Maximum floor area. *Limits may be established by square footage, Floor Area Ratio or other means.*

**G. BULK, AREA AND HEIGHT REQUIREMENTS**

*List the standards for bulk area and height that will be established by this Planned Development. Below are the basic standards that must be addressed.*

Development shall adhere to the following standards.

1. Minimum lot areas.
2. Minimum lot widths.
3. Minimum lot depths.
4. Maximum structure heights. *Height limits may be established in feet, number of stories or based on a bulk plane.*

**H. DESIGN REQUIREMENTS**

*The intent of the Planned Development district is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. In addition, a development plan should be designed to ensure that the following general goals are achieved.*

1. *The proposed development shall be of such design that it will promote achievement of the stated purposes of the Springfield Comprehensive Plan.*
2. *The development will efficiently utilize the available land, and will protect and preserve to the extent possible, natural features of the land such as trees, streams and topographic features.*

3. ***The development shall provide for harmonious and coherent site and building design that creates a sense of place.***

***The quality, scale and relationship between land use, structures and site design are of vital importance in creating a healthy and livable community. The design guidelines provided below can be incorporated as text in Exhibit 1 and/or shown on Exhibit 2.***

The design standards shall adhere to the requirements and recommendations outlined in the following documents ***that are applicable. Copy and paste the appropriate sections and subsections from these documents:***

1. Multi-Family Development Location and Design Guidelines
  - a. ***Design to Encourage Pedestrian Activity***
  - b. ***Provide a Good Circulation System***
  - c. ***Respect the Natural Environment***
2. Galloway Area Recommendations
  - a. ***Image Enhancement***
  - b. ***General Recommendations***

#### **I. OPEN SPACE, LANDSCAPING & SCREENING**

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open Space Requirements
  - a. Minimum open space.
  - b. Maximum impervious area.
2. Bufferyards.
  - a. Required bufferyards.

***Bufferyards are required when the District allows more intensive uses than the adjacent properties. Describe the location and widths of all bufferyards proposed in the District.***

##### ***Bufferyard standards.***

- (1) ***Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.***
- (2) ***Required bufferyards in common area shall be installed when any development occurs in the District unless the installation is specifically delayed by the requirements.***
- (3) ***Bufferyards shall be landscaped in conformance with the open space landscaping requirements listed below.***

3. Vehicular use area open space.
  - a. Perimeter Landscaping. The requirements and standards of *Section 36-482(9) of the Springfield*

- Zoning Ordinance*, in effect at the time of development shall apply.
- b. Interior Landscaping. The requirements and standards of *Section 36-482(9)* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.
4. Open space landscaping.
- a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five-hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.
    - (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.
    - (2) Six (6) shrubs.
  - b. Landscaping standards.
    - (1) Tree species, sizes and spacing shall be approved consistent with the City of Springfield's *Arborcultural Design Guidelines* on file with the Planning and Development Director.
    - (2) Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.
    - (3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.
5. Screening and fencing.
- a. The requirements and standards of *Section 36-480* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

***Screening is required between the District and less-intense adjacent uses and zoning districts when one of the following features in the District is directly visible from and faces toward the lot line of the less-intensive use or zoning district. Screening may also be required within the District between uses as appropriate.***

- 1. The rear elevation of buildings.***
- 2. Outdoor storage areas, unless otherwise screened.***
- 3. Loading docks, refuse collection points, and other service areas.***
- 4. Major machinery or areas housing a manufacturing process.***
- 5. Major on-site traffic circulation areas or truck and/or trailer parking.***
- 6. Sources of glare, noise or other environmental effects.***

#### **J. EXTERIOR LIGHTING**

The requirements and standards of *Section 36-484* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

#### **K. ACCESS TO PUBLIC THOROUGHFARES**

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of

the City of Springfield for the applicable street classification.

**L. OFF-STREET PARKING**

*Sections 36-455, 36-456 and 36-483 of the Springfield Zoning Ordinance* in effect at the time of development shall apply.

**M. SIGNS**

The requirements and standards of *Section 36-454 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

**REQUIRED IMPROVEMENTS**

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:
  - a. construct the required improvements; or
  - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
  - a. the required improvements are completed prior to occupancy of the structures; or
  - b. the Director of Public Works has determined that:
    - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
    - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
  - a. Street improvements.  
***List required street improvements based on the required traffic impact study.***
  - b. Sanitary sewer facilities.  
***List required sanitary sewer facility improvements.***

- c. Storm water management facilities.

***List required storm water management facility improvements.***

4. Improvement Standards.

Improvements shall conform to the following standards.

- a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

**N. MAINTENANCE OF COMMON AREAS AND FACILITIES**

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

**O. PHASING**

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

**P. FINAL DEVELOPMENT PLAN**

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. The final development plan may be submitted in the form of a preliminary plat, provided the plat is prepared in accordance with the requirements, standards, and intent of this Exhibit. Development of this District shall be in accordance with the approved final development plan.

***The level of detail of Exhibit 2 may vary from a bubble diagram showing location and intensity of uses with a schematic circulation system to a detailed site plan showing specific locations of buildings, parking lots, etc. If the development standards and requirements in Exhibit 1 and Exhibit 2 provide sufficient detail, the Administrative Review Committee can approve final development plans administratively. If Exhibit 2 is only illustrative of how the site could develop in conformance with the standards and requirements of Exhibit 1, it will need to go to the Planning and Zoning Commission for review and recommendation to City Council for final action.***

- 1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by *Subsection 36-405 (9) (c) of the Springfield Zoning Ordinance.*

2. The final development plan shall be submitted to the **Administrative Review Committee** for final action, either as a whole or in phases. The **Administrative Review Committee** is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
  - A. Any uses within the District other than those specifically prescribed by the ordinance.
  - B. Any increase in the intensity of use permitted within the District.

***or***

1. A final development plan shall be submitted to the **Planning and Zoning Commission** for review and recommendation to the **City Council** for final action, either as a whole or in phases.

***or***

1. **Subdivision approval** shall constitute the Final Development Plan. The Planning and Zoning Commission is hereby authorized to accept the preliminary plat provided all provisions of this ordinance are satisfied and that all requirements of the Subdivision Regulations not specifically modified by this ordinance are met.