

McANA

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Position on Requirements for Specific Site Plans and Uses in the Planned Unit Development Zoning Classification

adopted December 6, 2000

We believe that the purpose and intent of the Planned Unit Development (DP) Dwelling Districts Zoning Classification is to promote and encourage unique residential development which will enhance the quality of life in Marion County and provide diversity of housing styles.

We further believe that, in order to fulfill the spirit of the Planned Unit Development classification, petitioners must be required to provide a single, specific, and detailed site plan and specific uses must be requested, and that contingency plans, or the suggestion of alternative uses and densities, violates the protective assurances brought forth by the DP process in developing project specific development standards.

We further assert that it is the obligation of the statutory zoning authorities to hold petitioners accountable to a higher than normal degree for specific zoning and development standards when the flexibility of a Planned Unit Development is being requested.
