

Sec. 30-681. - Conservation subdivision design.

The purpose of this section is to implement the conservation objectives contained in the comprehensive plan, including but not limited to those shown on the 2030 Future Land Use map. The primary tool to accomplish these purposes shall be density transfer based on an approved concept plan. The city hereby establishes provisions for planned unit developments utilizing conservation subdivision design:

(1) *Conservation subdivision design with city sewer.* A conservation planned unit development which meets the following:

a. *Requirements.*

1. *Sanitary sewer.* The development must have or be planned by the city to have a city sanitary sewer by the time the development is proposed for construction.
2. *Plan.* Concept plan, PUD development plan and final development plans must include plans demonstrating conservation and preservation objectives for the site. Density bonuses up to 25 percent may be approved to support plans that exceed the minimum requirements.
3. *Drainage.* The plan includes an open, natural drainage system, to the extent possible and feasible.
4. *Linkage.* The conservation-open space areas are linked and provide for consistency with the comprehensive plan and continuity with existing development.
5. *Streets.* Local streets shall be designed to support the conservation objectives and support the adopted transportation plan.
6. *Street landscaping.* The tree preservation and replacement plan required with the concept plan, PUD development plan and final development plans must provide for and be consistent with conservation, buffering and site plan considerations.

b. *Flexibilities.* The city may consider and approve the following additional flexibilities:

1. *Uses.* Townhouses, duplexes and cluster housing may be allowed in relatively small pockets, provided the minimum width for each unit is at least 26 feet wide.
2. *Lot size, single-family.* The minimum lot width for a single-family lot shall be 85 feet at the setback line and contain a minimum of 10,000 square feet of lot area.
3. *Lot size, townhouse.* Townhouse structures and lots shall be established to meet the PUD requirements, and the net density for each group shall not exceed 11 units per acre, excluding dedicated or protected conservation areas.
4. *Density.* The density must not exceed the density obtainable from platting and development of the property into conventional lots having a minimum of 17,500 square feet and meeting all the conventional zoning and subdivision requirements; except a density of up to ten percent increase may be considered by the city when:
 - i. The applicant can show through the PUD plans and by documentation that all environmentally sensitive areas have been preserved.
 - ii. A superior PUD plan has been submitted which otherwise meets or exceeds the city requirements.
 - iii. The city can make a finding that the requirements of this subsection have been met.

The city shall designate the amount of the density increase allowed, provided it does not exceed ten percent.

- (2) *Conservation subdivision design, rural without city sewer.* A conservation planned unit development which meets all of the PUD general requirements, the requirements and procedures and processing of a conservation subdivision design with city sewer, except for the following:
- a. *Requirements.*
 1. The development does not have to be served with city sewer, provided all of the requirements of the city are satisfied and protections and guarantees are provided.
 2. The development must be served by a centralized septic sewer system meeting all of the city's requirements and those of any other agency having jurisdiction.
 3. Plans for the centralized septic system must provide all the documentation, plans and specifications and feasibility that demonstrate that a proper system can be constructed, operated and maintained over a long term, as established by the city, and that the system can be upgraded, modified, repaired, expanded and reconstructed as may be required or necessary.
 4. The applicant and the applicant's plans, documentation and supporting information must show and demonstrate to the city's satisfaction that there is a community benefit to the plan and system and not just a benefit to the applicant or site.
 5. The applicant must agree to pay any pro rata costs for a trunk sewer and/or water main that would benefit the site if a septic system were not installed.
 6. The development plan must meet all other requirements the city deems appropriate to the specific PUD.
 - b. *Advisory.* The city, through adoption of this article, recognizes that, as the city limits are expanded, there may be a situation where the merits of a PUD conservation subdivision design without city sewer warrants consideration, and that extra caution will be exercised in considering and acting on a PUD submitted under this article.

(Ord. No. 238, § 1(475:06), 4-3-97; Ord. No. 363, 7-10-08)