

4.0 PLANNED UNIT DEVELOPMENT

4.1 SCOPE

This article applies to planned unit development (PUD) overlay zoning.

4.2 APPLICABILITY

The PUD regulations are applicable in all zoning districts where a PUD overlay zone has been approved by the governing body of the participating government (Edwardsville City Council, Glen Carbon Village Board, and Madison County Board). The PUD regulations can be used for developments meeting the following criteria:

Minimum Size: A tract of land of no less than 1 acre, except as provided elsewhere in this ordinance, and that is developed as a unit under single or unified ownership or control.

Minimum Number and Configuration of Buildings: A development that includes two or more principal buildings but which may consist of one building containing a combination of principal and supportive uses.

Consistency with Zoning District: Uses not otherwise allowed in the zoning district are prohibited within a PUD.

4.3 FLEXIBILITY ON ZONING STANDARDS

PUDs may allow subdivision and development design elements not otherwise permitted in Article 3 Development Standards of the I-55 Development Code if specific conditions are met. Specifically, PUDs can allow for deviation from requirements of Article 3 if the following two criteria are addressed in writing at the time of PUD submission:

- A. Elements for Flexibility: Flexibility in the PUD subdivision and development design may be granted if the property owner and/or developer is seeking one or more of the following:
 - 1. Non-standard lot sizes
 - 2. Higher density of housing units or floor-to-area ratios for commercial uses
 - 3. Reduced rights-of-way and street widths
 - 4. Broader range of housing types
 - 5. Land use mix, excluding uses that are not permitted in the zoning district
 - 6. Zero lot lines and other modifications to minimum or maximum building setbacks
 - 7. Building layout: Clustering of buildings in order to protect natural areas and make more efficient use of available land.

B. Conditions for Approval: I-55 Corridor Plan participating governments may approve the planned unit development only if it finds that the development satisfies all of the following standards:

1. Consistent with the I-55 Corridor Plan: The planned unit development advances I-55 Corridor's goals and requirements, including both area-wide goals/requirements of the I-55 Corridor Plan and the area goals/requirements within the Development District where the PUD will be located. These are found in Articles 1, 3, 4, 5, and 6 of the I-55 Development Code.
2. Consistent with the Land Development/Zoning Requirements of Participating Governments: In areas where a topic is not addressed by the I-55 Corridor Development Code or the I-55 Corridor Development Code refers to the development requirements of the participating government, the planned unit development advances the development goals/requirements of the participating government with jurisdiction over the proposed PUD property.
3. Protects and Unifies Natural Systems: The planned unit development creates an effective and unified treatment of the development and preservation possibilities on the project site. The development plan must provide for the preservation or creation of unique amenities such as natural streams, stream banks and shore buffers, wooded cover, rough terrain, man-made landforms or landscaping and similar areas.
4. Integrated with Surrounding Uses: The planned unit development is planned and developed to harmonize with existing or proposed development in the areas surrounding the project site.
5. Ensures Sustainable Design of Buildings: The applicant ensures that buildings will be designed and constructed consistency with and according to the design standards adopted by I-55 Corridor Development Code.
6. Ownership: The tract under consideration is under single ownership or control or a formalized written and legal partnership exists among adjacent land owners.
7. Minimum Size: The tract is at least 4 acres in size.
8. Service Area: The proposed tract is within I-55 Corridor Plan area.

4.4 EFFECT ON EXISTING ZONING

The granting of a PUD does not alter in any manner the existing zoning district classification except that building permits shall not be issued unless in conformity pursuant to an approved PUD and development agreement. Whenever a question arises concerning the interpretation of this article, it shall be the duty of the planning and zoning commission of the local government with jurisdiction to ascertain all facts concerning the question and forward all data and a recommendation to the respective city council, village board, or county board commission for a determination.

4.5 DENSITY

In any planned unit development the maximum number of dwelling units allowed shall not exceed the density identified for that site in the I-55 Development Code, except as noted below.

- A. Optional Waiver of Lot Size, Setback Requirements: Zoning and subdivision standards relating to lot size and setback may be modified when a PUD is submitted for approval. Increased residential densities and open space areas may be subject to additional design conditions that are necessary, in the judgment of governing community, to meet I-55 Corridor Plan goals.
- C. Minimum Lot Size for Single Family Homes: Up to 40 percent of single-family detached home lots in a single development may use reduced lot areas. Lot areas must have a minimum of 4,000 contiguous square feet of lot area.

4.6 COORDINATION WITH SUBDIVISION REGULATIONS

- A. Simultaneous Subdivision Review: Subdivision review must be carried out simultaneously with the review of a planned unit development.
- B. Preliminary and Final Plats: The plans required under this article must be submitted in a form that will satisfy the governing community's (Edwardsville, Glen Carbon or Madison County) subdivision requirements for the preliminary and final plats.
- C. Flexibility of Subdivision Standards: Flexibility of design standards and criteria of the governing community's land development and/or subdivision ordinance(s) may be allowed as part of a planned unit development if the governing community's land development / subdivision process(es) allow(s) for this flexibility. Consultation with the appropriate governing community's planning staff is encouraged in order to determine if and how this can be facilitated.

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