



CITY OF TWIN FALLS
 COMMUNITY DEVELOPMENT SERVICES
 P.O. Box 1907
 324 Hansen Street E
 Twin Falls, ID 83303
 PH: 208-735-7267 FAX: 208-736-2641

PUD/ ZDA AMENDMENT

A pre-application meeting with staff must occur prior to acceptance of any applications.

Pre-App Meeting Date: _____

Date of the Application: _____

Application No.: _____

Fee: \$215.00 _____

A. APPLICANT INFORMATION:

1. Name of applicant: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Cell Phone: _____ E-mail: _____

Applicant Signature: _____

2. Name of Applicant's Representative (if other than above): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone: _____ Cell Phone: _____
 Email Address: _____

B. REQUEST INFORMATION:

1. The following is a request that the _____ PUD/ZDA Agreement between the City of Twin Falls, Idaho
 and _____

be AMENDED as follows: _____

C. **PRIOR TO ACCEPTANCE/SCHEDULING OF THE APPLICATION THE APPLICANT MUST PROVIDE THE FOLLOWING:**

- 1. The applicant must prove control of the property for which the request is being made by providing ONE of the following:
 - a. Copy of *Warranty Deed*, OR
 - b. Copy of Earnest Money Agreement OR Contract of Sale, duly acknowledged by BOTH Buyer and Seller.

2. **Property Owner Notification**

The applicant must provide a CONSOLIDATED LIST of name and addresses of all LEGAL property owners within a specified perimeter of the subject property and any additional area that may be impacted by the proposed change as determined by the Zoning Administrator. A list of these parcels will be made available to you by staff once your permit application has been reviewed and the perimeter has been determined. Once the list of parcels has been generated by staff, the list will be provided to you so that you may obtain the property owner and mailing addresses from either of the following:

- a. from the County Assessor's Office, OR
- b. from a title company

The completed list of names addresses and parcel numbers must be submitted back to the Zoning & Development Department in order for your request to be scheduled for a public hearing.

3. Provide a Detailed Written Statement On A Separate Sheet Of Paper Containing:

- a. Explain in detail the reason for the request; describe / include the specific changes and how they differ from the approved PUD/ZDA and the Master Development Plan.
- b. Submit the current PUD/ZDA showing the proposed changes and include an *Amended Master Development Plan (color)*.
- c. Explain in detail how this change could effect the development.
- d. Explain in detail how this change could affect the surrounding area.

.....
OFFICIAL USE ONLY:

COMMISSION HEARING: PUBLISH DATE: _____

PRELIMINARY PUD PRESENTATION: _____

HEARING DATE: _____

COUNCIL HEARING: PUBLISH DATE: _____

HEARING DATE: _____

ORDINANCE NO. 3082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE TWIN FALLS CITY CODE BY REPEALING AND REPLACING §10-6-1 WITH A NEW SECTION PROVIDING FOR ZONING DEVELOPMENT AGREEMENTS; AND BY REPLACING ALL REFERENCES IN THE CITY CODE TO “PUD” OR “PLANNED UNIT DEVELOPMENT” WITH “ZDA” OR “ZONING DEVELOPMENT AGREEMENT.”

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That Twin Falls City Code Section 10-6-1, providing for PUD, Planned Unit Development Subdistricts is repealed and replaced by a New Section 10-6-1, providing for ZDA, Zoning Development Agreements, as follows:

“10-6-1: ZDA, ZONING DEVELOPMENT AGREEMENT:

10-6-1.1: PURPOSE:

A Zoning Development Agreement (ZDA) is designed to accommodate appropriate combinations of uses that may be planned, developed, and operated as integral land use units either by a single owner or a combination of owners. A ZDA is intended to accomplish some, or all of the following:

- (A) Foster and promote a variety of appropriate land-use combinations in a preplanned development pattern;
- (B) Encourage developers to use a creative approach in land development;
- (C) Retain and conserve natural land and topographic features;
- (D) Promote greater use of streetscape and pedestrian oriented aesthetics;
- (E) Promote the creation and efficient use of open spaces;
- (F) Create flexibility and variety in the location of improvements on lots;
- (G) Provide flexibility in development standards to facilitate creative land development concepts.

10-6-1.2: UNDERLYING ZONING DISTRICT:

Each ZDA shall accompany a request to rezone a subject property to one or more underlying zoning districts that shall comply with the Comprehensive Plan.

10-6-1.3: USE REGULATIONS:

Land uses in a ZDA shall conform to the standards and regulations of the underlying zoning district(s), unless otherwise approved and included within the ZDA.

10-6-1.4: ZDA STANDARDS:

The following property development standards shall apply to all land and buildings in a ZDA:

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- (A) Development requirements for each ZDA shall be set forth in the written commitment document and shall include, but not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, multiuse transportation access and pathways, screening, landscaping, architectural standards, project phasing or scheduling, management associations, and other requirements as the Planning & Zoning Commission and/or the City Council may deem appropriate.
- (B) The ZDA shall conform to all sections of City Code Title 10 unless specifically addressed in the written commitment document. All applications to the City shall list all requested variations from the standard requirements. Applications without this list shall be considered incomplete.
- (C) A ZDA subject parcel shall be a minimum of two (2) acres unless the Planning & Zoning Commission recommends and the City Council finds that property of less than two (2) acres is suitable as a ZDA by virtue of:
 - 1. Unique character; or
 - 2. In-fill development; or
 - 3. Topography or landscaping features; or
 - 4. Qualifying as an isolated problem area.

10-6-1.5: ZDA CONCEPTUAL DEVELOPMENT PLAN:

A ZDA shall include a Conceptual Development Plan that illustrates the standards contained therein. This plan shall be submitted by the applicant at the time of the zoning and ZDA request is submitted. The plan shall show the applicant's intent for the use(s) of the land within the proposed ZDA in a visual manner and be supported by written documentation of proposals and standards for development. Dependent on the nature of the ZDA request, this plan may be submitted as a residential plan, non-residential plan, or a mixed-use combination plan. For a mixed-use development, the plan shall comply with requirements for both the residential and non-residential plans.

- (A) Residential Conceptual Development Plan - A Conceptual Development Plan for residential land use shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The plan shall include, but is not limited to, the proposed general land use, streets, thoroughfares, storm drainage, and preliminary lot arrangements. The applicant shall submit text material to further explain the characteristics of the plan, which may include, but shall be not limited to, multiuse transportation access and pathways, density, building height, screening, landscaped areas, project scheduling, parks and open space, and other pertinent development data. The applicant shall also submit color renderings or elevations to illustrate proposed architectural standards or requirements.
- (B) Non-Residential Conceptual Development Plan - A Conceptual Development Plan for non-residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. The applicant shall also submit text material to further explain the characteristics of the plan. The plan and text material shall include, but is not limited to, the types of use(s), topography and boundary of ZDA subject parcel, the size, type and location of buildings and building sites,

proposed ingress and egress, physical features of the site, existing streets, storm water management, alleys and easements, location of future public facilities, multiuse transportation access and pathways, building height and location, parking, landscaping, screening, project scheduling and other information to adequately describe the proposed development and to provide data for approval that is to be used in preparing the final development plan(s). The applicant shall also submit color renderings or elevations to illustrate proposed architectural standards or requirements.

10-6-1.6: CONFORMANCE TO THE CONCEPTUAL DEVELOPMENT PLAN:

Final development plans, including plats, construction plans, and/or site plans, submitted for the development of the ZDA subject parcel shall conform to the approved Conceptual Development Plan. Details on the final development plan(s) with minor variations from the Conceptual Development Plan may be approved by the Administrator, or designated City official without public hearing. If it is determined that a proposed change(s) constitutes a departure from the Conceptual Development Plan and/or the development standards, the ZDA written commitment document shall be adequately amended using the initial approval process contained herein. Changes to any of the following items constitute a departure from the Conceptual Development Plan and/or development standards, thus changing the basic relationship of the proposed development to the adjacent property:

- (A) the permitted uses,
- (B) increase in density,
- (C) increase in building height,
- (D) increase in building coverage of the site,
- (E) reduction in the off-street parking ratio,
- (F) reducing the building setbacks provided at the boundary of the site,
- (G) reduction of any open space plans, or
- (H) alteration of the overall design theme, primary architectural elements, or building materials.

10-6-1.7: PROCEDURE:

- (A) Any applicant requesting approval of a ZDA shall schedule a pre-submittal meeting with the Administrator, or his/her designee.
- (B) The procedure for establishing a ZDA shall follow the procedure for zoning map amendments as set forth in City Code 10-14 with the following addition. The Planning & Zoning Commission shall complete a preliminary review of the proposed Conceptual Development Plan at a meeting prior to the public hearing for a zoning district and zoning map amendment.
- (C) Each ZDA written commitment document shall be signed and notarized by the property owner(s) and shall include the following:
 1. A legal description of the ZDA subject parcel boundary, including legal descriptions of each underlying zoning district, if multiple underlying districts are included.
 2. A statement as to the purpose and intent of the ZDA.
 3. A list of the ZDA development requirements that vary from the standard development requirements of the underlying zoning district.

4. A color Conceptual Development Plan.
 5. An expected development schedule. If no development has occurred on the ZDA subject parcel within the time identified, the Planning & Zoning Commission and City Council may review the original ZDA development requirements and Conceptual Development Plan to ensure their continued validity. If the City determines the concept is no longer valid, then:
 - a. The City may initiate a process to change the zoning classification, or
 - b. New ZDA development requirements and/or a new Conceptual Development Plan may be required to be approved prior to the City issuing a building permit for any portion of the ZDA subject parcel.
 6. A statement, signed by the property owner(s) and notarized, indicating a commitment to develop the subject parcel in conformance with the ZDA.
- (D) The City Council shall not adopt an ordinance rezoning the subject parcel until the property owner/developer has submitted a complete and signed ZDA written commitment document. The signed ZDA written commitment document shall be attached as an exhibit to the rezoning ordinance and recorded in the office of the County Recorder.
- (E) Approval of a ZDA shall be based on the following standards:
1. The proposed uses shall not be detrimental to any surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public.
 2. Any variation from the underlying zoning district development requirements must be warranted by the design and amenities incorporated in the conceptual development plan.
 3. The underlying zoning district and the Conceptual Development Plan shall conform to the Comprehensive Plan.
 4. Existing and/or proposed streets and utility services must be suitable and adequate for the proposed development.”

Section 2: That Twin Falls City Code §7-8-3(F) is amended as follows:

“7-8-3: USE OF PUBLIC OR PRIVATE WATER SUPPLY REQUIRED: ...

(F) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA PUD, or any development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA PUD.”

Section 3: That Twin Falls City Code §7-8-4(E) is amended as follows:

“7-8-4: CONNECTION TO PUBLIC WATER LINE, PROCEDURE: ...

(E) Notwithstanding the foregoing, the use of the City's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA PUD, or any

development of any parcel of land of two (2) acres or larger that is not part of a subdivision or ZDA PUD.”

Section 4: That definitions contained in Twin Falls City Code §10-2-1 are amended as follows:

“10-2-1: DEFINITIONS: ...

BUSINESS PARK: A development approved through the ZDA PUD process that contains a number of separate manufacturing, commercial, office and supporting uses and open space.

OFF PREMISES SIGN: A sign mounted on property other than that occupied by the use being advertised by said sign. This definition shall exclude signs located within an approved ZDA PUD advertising a nonresidential use or nonresidential uses located within that ZDA PUD and approved as part of a master sign plan through the ZDA PUD process.

~~**PLANNED UNIT DEVELOPMENT**: A tract of land on which a variety of residential, commercial and manufacturing uses may coexist in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district.~~

ZONING DEVELOPMENT AGREEMENT: A written commitment by a property owner or developer concerning the use or development of a subject parcel. A Zoning Development Agreement may be required as a condition of rezoning and/or development of a subject parcel when a property is located adjacent to major arterial or collector streets and/or where a variety of uses may be desired in a preplanned environment with more flexible standards than normally apply to the use of land in a standard zoning district.”

Section 5: That Twin Falls City Code §10-4-2.2(B)(6)(d) is amended as follows:

“10-4-2.2: USE REGULATIONS: ...

(B) Special Uses: A special use may be granted for a permanent use that is not in conflict with the comprehensive plan and that is not permitted outright because it may conflict with other uses in the district unless special provisions are taken. Special use permits may be granted for the following uses: ...

6. Residential: ...

d. Residential ZDA PUD, not to exceed SUI density.”

Section 6: That Twin Falls City Code §10-4-8.2(A)(4)(a) is amended as follows:

“10-4-8.2: USE REGULATIONS: ...

(A) Permitted Uses: Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses: ...

4. Manufacturing: ...

a. Business park ZDA PUD only.”

Section 7: That Twin Falls City Code §10-4-11.2(B)(6)(c) is amended as follows:

“10-4-11.2: USE REGULATIONS: ...

(B) Special Uses: A special use permit may be granted for a permanent use that is not in conflict with the Comprehensive Plan and that is not permitted outright because it may conflict with other uses unless special provisions are taken. Special use permits may be granted for the following uses: ...

6. Residential: ...

c. Residential ZDA PUD (not to exceed SUI density).”

Section 8: That Twin Falls City Code §10-4-14.1 is amended as follows:

“10-4-14.1: PURPOSE:

This District is intended to provide for a mixture of commercial, professional and residential uses in a unified environment planned and approved through the ZDA PUD process.”

Section 9: That Twin Falls City Code §§10-4-14.3(A)(2), (D)(2) and (F)(1) are amended as follows:

“10-4-14.3: PROPERTY DEVELOPMENT STANDARDS:

(A) Lot Area:

...

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall provide the minimum lot area of the R6 District or as determined by the ZDA PUD process.

...

(D) Yards:

2. Residential Uses: Residential uses less than five (5) units and not attached to a commercial use shall conform to the yard standards of the R6 District or as determined through the ZDA PUD process.

...

(F) Landscaping:

1. Commercial uses shall provide landscaping equal to ten percent (10%) of the total required parking area or three percent (3%) of the total land area, whichever is greater or as determined by the ZDA PUD process.”

Section 10: That Twin Falls City Code §10-15-1 is amended as follows:

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“10-4-15.1: PURPOSE:

This District is intended to provide for a mixture of residential housing types in a unified environment planned and approved through the ZDA PUD process.”

Section 11: That Twin Falls City Code §10-4-16.1 is amended as follows:

“10-4-16.1: PURPOSE:

This district is intended to promote development which will serve or complement the College Of Southern Idaho while allowing for a mixture of land uses in a unified environment planned and approved through the ZDA PUD process.

Section 12: That Twin Falls City Code §10-4-16.3(A) is amended as follows:

“10-4-16.3: PROPERTY DEVELOPMENT STANDARDS:

(A) Use Of Lots: As provided for in the ZDA PUD development plan.”

Section 13: That Twin Falls City Code §10-4-19.4(C)(4) is amended as follows:

“10-4-19.4: PROPERTY DEVELOPMENT STANDARDS:

...

(C) Building Height: No building shall exceed thirty five feet (35') in height or the maximum building height limitation set forth below, whichever is less. All heights are to be measured from the existing canyon rim elevation or the existing ground level elevation at the building site, whichever is greater.

...

4. Building height exception: Notwithstanding the foregoing:

a. Additional building height beyond one hundred feet (100') from the canyon rim may be allowed for hotel/convention centers, through the ZDA PUD process, in the canyon rim overlay zone within one thousand feet (1,000') of state administered highways serving as gateway arterials, as defined in section 10-7-12 of this title. For purposes of this section, the term "hotel/convention center" shall be defined as a full service hotel with a convention center designed to accommodate a minimum of five hundred (500) convention attendees. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than thirty five feet (35').

b. Additional building height beyond fifty feet (50') from the canyon rim may be allowed in that portion of the canyon rim overlay district located between Washington Street North and Blue Lakes Boulevard North through the ZDA PUD process, in a ZDA PUD that consists of more than ten (10) acres and that constitutes a private/public mixed use development. The term "private/public mixed use development" is defined as a development which promotes a mixture of cultural and commercial activities in the ZDA PUD through:

(1) A combination of multiple buildings and public access across open space to the canyon rim trail system; and

(2) Promotion of community interaction among members of the public, through a combination of required ZDA PUD property uses; open spaces and canyon rim trail system access. Permitted uses in such ZDA PUD shall include commercial, professional, residential and cultural activities. A citizens' design review committee, appointed by the mayor, shall make recommendations to the planning and zoning commission for any building higher than twenty five feet (25').”

Section 14: That Twin Falls City Code §10-4-19.5 is amended as follows:

“10-4-19.5: ZDA PUD REQUIREMENT:

All development except existing residential lots in the Canyon Rims Overlay District shall be part of an approved Zoning Development Agreement ~~planned unit development~~.”

Section 15: That Twin Falls City Code §10-4-21.1 is amended as follows:

“10-4-21.1: PURPOSE:

This Overlay District is intended to provide for limited commercial and service activities within residential zoning districts and serving the local neighborhood, and which are integrated into a residential setting. Development of this overlay is allowed only through the ZDA PUD process.”

Section 16: That Twin Falls City Code §10-4-21.3(K)(1)(f) is amended as follows:

10-4-21.3: PROPERTY DEVELOPMENT STANDARDS:

...

(K) Additional Requirements:

...

1. Nonresidential uses: The following additional requirements shall also be met:

...

f. Additional requirements as may be determined by the city council through the ZDA PUD process.”

Section 17: That Twin Falls City Code §10-5-1 is amended as follows:

“10-5-1: DESIGNATION OF ZONING SUBDISTRICTS:

There are hereby established the following zoning subdistricts for the City: ZONING SUBDISTRICTSHORT TITLE Zoning Development Agreement ZDA ~~Planned Unit Development~~ PUD Mobile Home Park MHP Mobile Home Subdivision MHS

In designating a zoning subdistrict a prefix is added which corresponds to one of the basic zoning district regulations.”

Section 18: That Twin Falls City Code §10-6-2.4 is amended as follows:

10-6-2.4: PROPERTY DEVELOPMENT STANDARDS:

...

(E) Approval Of A MHP Subdistrict:

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...

4. Findings Required: The planning commission shall recommend to the council approval, approval with modifications, or disapproval of the final development plan. Upon approval, the plan shall constitute the zoning requirements and subdivision plat for the land in the zoning development agreement ~~planned unit development~~ subdistricts.

5. Approval: Approval of a zoning development agreement ~~planned unit development~~ subdistrict shall be based on the following standards:

...

b. The density of the zoning development agreement ~~planned unit development~~ shall be in substantial conformity with the density of surrounding zoning districts.”

Section 19: That Twin Falls City Code §10-6-3 is amended as follows:

10-6-3: BUSINESS PARK ZDA PUD:

A "business park", as defined herein, may be established through the ZDA PUD process, with the following development requirements:

...

(D) Landscaping equal to ten percent (10%) of the site shall be provided with a master landscape plan approved through the ZDA PUD process. Parking lots of more than twenty five (25) vehicles shall have landscaped islands within the parking lot breaking up large asphalt areas. A thirty five foot (35') wide landscaped buffer with berming at least four feet (4') high shall be required on any street fronting any residential property.

(E) A master sign plan shall be approved as part of the ZDA PUD.

(F) Architectural standards shall be approved through the ZDA PUD process for buildings within the business park.”

Section 20: That Twin Falls City Code §10-11-2(B) is amended as follows:

“10-11-2: LANDSCAPING:

...

(B) Approval And Completion:

1. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the development map whenever a ZDA PUD or MHP zoning subdistrict is submitted for approval. A landscaping plan conforming to the minimum requirements of this section shall be submitted for approval as part of the application for a building permit to construct any building.

...

4. Within required landscaped areas, display of vehicles, trailers, pickup shells, tires or any other items for sale is prohibited except upon city approved display pads provided through zoning development agreement ~~planned unit development~~ (ZDA PUD) agreements or approval through the special use permit process. No such display pads shall be approved within fifteen feet (15') of the sidewalk or future sidewalk.”

Section 21: That Twin Falls City Code §10-11-3(A)(2) is amended as follows:

10-11-3: SCREENING:

(A) Screening Required:

...

2. Screening shall be required between an MHP zoning subdistrict and any other zoning district or subdistrict except another MHP or MHS subdistrict and screening may be required between a ZDA PUD or MHS zoning subdistrict and any other zoning district or subdistrict. The zoning subdistrict shall provide any required screening.

Section 22: That Twin Falls City Code §10-12-2.3(C)(3) is amended as follows:

“10-12-2-3: PRELIMINARY PLAT:

...

(C) Content Of Preliminary Plat: The contents of the preliminary plat and related information shall be in such form as stipulated by the Commission; however, additional maps or data as deemed necessary by the Administrator may also be required.

...

3. Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, zoning development agreement ~~planned unit development~~, flood plain, cemetery, mobile home, large scale development, hazardous and unique areas of development.”

Section 23: That Twin Falls City Code §10-12-4.2(L)(4) and (P)(1) are amended as follows:

10-12-4-2: REQUIRED IMPROVEMENTS:

...

(L) Mailboxes: Mailbox locations shall conform to the following standards:

...

4. In ZDA PUD and MHP overlays with private streets and in commercial and industrial zones, mailbox locations shall be reviewed and approved by the U.S. postal service.

...

(P) Pressure Irrigation System:

1. Pursuant to section 7-8-3 of this code, the use of the city's potable water supply as the primary source of irrigation water in all new developments shall be prohibited. For purposes of this subsection, the term "new development" means any new subdivision or ZDA PUD, or any development of any parcel of land of three-fourths (3/4) of an acre or larger that is not part of a subdivision or ZDA PUD.”

Section 24: That Twin Falls City Code §10-12-5.3(B)(7) is amended as follows:

"10-12-5-3: ~~PLANNED UNIT DEVELOPMENTS AND CONDOMINIUM SUBDIVISIONS:~~

~~Planned unit and~~ Condominium developments shall be subject to requirements set forth in this Title and also subject to all provisions herein contained.

...

(B) Site Development Plan: The developer shall provide the Commission with a colored rendering of adequate scale to show the completed development that will include at least the following where applicable:

...

7. Open space.

A concept site development plan may be approved by the Commission but shall be conditioned upon approval of a final site development plan before final approval of the ~~PUD or~~ Condominium Subdivision.”

Section 25: That Twin Falls City Code §10-6-1.2 is amended as follows:

“10-6-1.2: OVERLAY CONCEPT:

Each zoning district within a development may be overlaid by one or more zoning subdistricts having the same prefix as the underlying zoning district. Such a zoning subdistrict shall be called the basic zoning subdistrict. To allow for the mixing of certain uses and for increasing densities in a ~~planned~~ development, each basic zoning subdistrict may be overlaid by one or more secondary zoning subdistricts having a prefix which is different from the underlying zoning district and subdistrict.”

Section 26: That this ordinance may be published by summary as follows:

“SUMMARY OF ORDINANCE NO. 3082”

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, AMENDING THE TWIN FALLS CITY CODE BY REPEALING AND REPLACING §10-6-1 WITH NEW SECTIONS 10-6-1 THROUGH 10-6-1.7; PROVIDING FOR ZONING DEVELOPMENT AGREEMENTS; AND BY REPLACING ALL REFERENCES IN THE CITY CODE TO “PUD” OR “PLANNED UNIT DEVELOPMENT” WITH “ZDA” OR “ZONING DEVELOPMENT AGREEMENT.”

The foregoing summary is true and complete and provides adequate notice to the public of the principal provisions of the ordinance.



Fritz Wonderlich, City Attorney”

PASSED BY THE CITY COUNCIL,

12-8

2014.

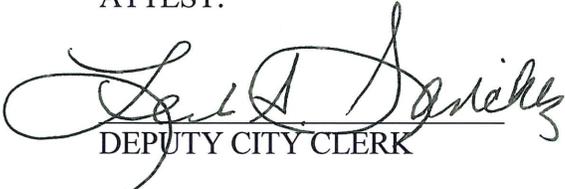
SIGNED BY THE MAYOR

12-8

, 2014.


MAYOR

ATTEST:


DEPUTY CITY CLERK

PUBLISHED BY SUMMARY: Thursday, December 11, 2014