TARGET PLANNING AREAS

Objective 6.1: Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and between 200 and 1,000 acres shall be defined as Target Planning Areas. These Target Planning Areas shall require, prior to subdivision or development, a PUD, subject to Type D review and final PUD as specified in the Zoning Code, which identifies the specific criteria for development with the Target Planning Area. To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, each PUD shall include at least four different land uses that are integrated with each other, as well as with the unique characteristics of the Targeted Planning Area. All PUDs shall be consistent with the Comprehensive Plan, including the requirements for the underlying land use category. Where the underlying land use would not allow for the proposed mix of uses, a Plan amendment would be required to designate the area for a land use that would permit the proposed mix of uses.

Policy 6.1.1: PUDs for the Targeted Planning Areas shall be adopted by ordinance as part of the implementing land development regulations and shall identify the following:
a) Boundary of area subject to Targeted Area Plan;
b) General depiction of Land Use configurations;
c) Activities permitted within each land use;
d) Total dwelling units consistent with phasing population allocations for area;
e) Total square footage consistent with phased projected needs for area;
f) Specific requirements that will adequately protect the natural resources of the area;
g) Access requirements that consider the impacts to the surrounding area, including canopy roads, requires interconnections, and is consistent with existing and future transportation corridors;
h) Facilities and development requirements to provide for alternative modes of transportation;
i) How the development will be coordinated with public facility expansions;
j) How the development will reduce transportation demand by allowing for internal capture through a mixture of uses that includes at least three of the following: residential; commercial; office; and industrial;
k) How the development will provide for low and moderate income housing;
l) How the development will provide for the recreational needs of the community; and
m) How the unique characteristics of the area, including cultural and historic resources and greenways, will be addressed.

Policy 6.1.2: It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. A portion of a Target Planning Area may be subdivided for sale or donation prior to the submittal of a PUD for the remainder of the Target Planning Area in order to develop schools (prekindergarten through twelfth grade) and/or infrastructure uses, if permitted by the underlying land use category, to serve, primarily, offsite needs. Onsite infrastructure needed primarily for the future development of the Target Planning Area shall not be included as part of the advance development option provided by this policy. This public facility development option shall be implemented using the standard PUD procedures as identified in the Land Development Regulations, but shall not be used to reduce the overall area below the Target Planning Area threshold. The Educational Facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Target Planning Area.

Policy 6.1.3: The City or the County may adopt a General Target Area Plan, by ordinance, for a property or properties which meet the definition of a Target Planning Area. A General Target Area Plan shall meet the requirements of Policy LU 6.1.1 and shall allocate land uses their densities and intensities and establish other requirements deemed necessary to protect the public interest. Subsequently, PUDs may be approved for properties or portions of properties governed by a General Target Area Plan if the subsequent PUD conforms to the General Target Area Plan.

Policy 6.1.4: For Target Planning Areas that are split by an interstate highway that limits integration across the entire Target Planning Area, separate Target Area Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Target Area Plan for that side of the interstate only.