

COMMERCIAL PUD DISTRICT PROVISIONS for Melody Court Center

- I. General Purposes: Same as Commercial Districts:
 - a. Achieve the commercial objectives of the Comprehensive Plan.
 - b. Meet the needs for the commercial services and goods of the trade area.
 - c. Preserve and promote the development of efficient commercial facilities and encourage a compatible relationship between commercial facilities and other land uses and thoroughfares by:
 - i. Differentiating the types and purposes of commercial activities.
 - ii. Establishing bulk and area controls.
 - iii. Requiring off-street loading and parking facilities.
 - iv. Controlling the number, area, location, and types of signs.
 - v. Protecting the character of commercial districts and their peculiar suitability for commercial uses.

- II. Specific Purposes: Same as the CG General Commercial District:
 - a. Designed to accommodate existing development of mixed commercial uses which are well established, while providing a degree of protection to adjacent residential areas.

 - b. Designed to accommodate the grouping of certain commercial uses which are compatible with one another.

 - c. Designed to accommodate commercial recreation facilities, the principal activities of which are both indoor and outdoor open-air.

- III. Principal uses permitted:

Same principle uses allowed in CG General Commercial District (See Table 1 for details), with the following added provisions and definitions:

 - a. Use Unit 19.5 | Commercial amusement establishments, not requiring a large site, near a commercial trade area, includes outdoor recreation and open air activities.

 - b. Use Unit 20 | Commercial recreation: intensive
 - i. Outdoor recreation will consist of sports practice and sporting activity including league play and tournaments.

 - ii. Commercial recreation facilities, the principal activities of which are usually open air.

 - c. Parking and Access
 - i. 58 spaces provided (2 accessible spaces) on property and 144 spaces provided at adjacent east property under shared parking agreement
 - ii. A blanket access easement shall be created herein across Lot 1 for the use and benefit of Lot 2.

Table 1. Use Units Permitted for PUD 126

Chapter 10 Use Units		
No.	Name	
4.	Public Protection	X
5.	Community Services and Cultural Facilities	X
10.	Off-Street Parking Areas	X
11.	Offices and Studios	X
12.	Eating Places Other Than Drive-Ins	X**
13.	Convenience Goods and Services	X
14.	Shopping Goods and Services	X
19.	Hotel, Motel, and Recreation Facilities	X***
19.5	Commercial Amusement Establishment	X****
20.	Commercial Recreation, Intensive	X*
21.	Business Signs and Outdoor Advertising	X
X = Use by right.		
X* = Outdoor Recreational Facilities as defined in PUD		
X** = To include drive-thru window		
X*** = Commercial Recreation as defined in PUD		
X**** = Use Unit 19.5 Commercial amusement establishments, not requiring a large site, near a commercial trade area, includes outdoor recreation and open air activities.		

- IV. Bulk and area requirements: Same provisions as CG General Commercial District. See Table 2.

Table 2. Bulk and Area Requirements

Frontage (min. ft.)	
—Arterial	150
—Not an Arterial	50
Floor Area Ratio (maximum)	0.75
Setback from centerline of abutting street (min. ft.)	
—Arterial	50
—Not an Arterial	25
Setback from an abutting R District boundary line (min. ft.)	10*
Building Height (max. ft.)	35
* Plus 2 feet of setback for each one foot building height exceeding fifteen feet, if the property is within an RE, RS, or RD District	

- a. Screening: Same provisions as CG General Commercial District.
- b. Signage: Building-mounted signage shall conform to the requirements of the CG General Commercial District. Free-standing signage may be located on adjacent property currently named Melody Lane, and shall be submitted for City staff approval separately from the PUD application.
- c. Parking: As provided in PUD.
- d. Lighting: Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential structures. Pole-mounted parking lot lighting shall not exceed 19' in height.
- e. Approval of this PUD and site plan will waive the Corridor Appearance District ARC review and approval.
- f. Site Plan Review: A site plan will be submitted for City staff review to illustrate compliance with all requirements of this PUD.
 - i. Landscaping shall be reviewed and approved by City staff.