PD planned development.

(4)
    (i) *Purpose.* The purpose of the planned development (PD) district is to allow for innovation and flexibility in design, to encourage creative mixes of complementary uses, and to promote environmentally sound and efficient use of land. The major objectives of a planned development are:

        (A) To allow for a mixture of housing types and densities located in proximity to each other.

        (B) To allow for mixtures of residential and non-residential uses located in proximity to each other when any potential adverse impacts have been minimized, mitigated, screened or buffered.

        (C) To provide for more usable and suitably-located common open space and amenities, including but not limited to clustered patterns of development and open space than would otherwise be provided under the city's base zone districts.

        (D) To require that planned developments provide to the city amenities or benefits that help achieve the goals of the Columbia Imagined comprehensive plan (as amended) and that are not otherwise required by the base zoning districts in return for the added flexibility in uses and design offered by the PD district.

        (E) To ensure that approved planned developments are efficient to administer over time.

    (ii) *Eligibility.* Any property in the city, except property located in the M-DT zone district, may be rezoned to a PD zone district.

    (iii) *Permitted uses.*

        (A) An application for rezoning to a PD district shall identify which of the uses (permitted, conditional, accessory, conditional accessory, or temporary), listed in Table 29-3.1 (Permitted Use Table), will be permitted allowed uses in all or specific portions of the PD district listed in Table 29-3.1 (Permitted Use Table) will be permitted uses in all or specific portions of the PD district.

        (B) The application may include some of the general uses listed in Table 29-3.1 and state that some of the specific uses included in the definition will not be included in the PD, or that some of the included uses will be subject to different or additional use-specific standards than those listed in section 29-3.3 (use-specific standards). If not modified by the PD application, all of the use-specific standards listed in section 29-3.3 will apply.

        (C) The application for rezoning to a PD district may not include any use that is not listed in Table 29-3.1 (Permitted Use Table). Uses not listed in Table 29-3.1 are only available through an amendment to that table approved by council in a separate action.

    (iv) *Development and form standards.*

        (A) The PD application may include variations in any development or form standard in chapter 29, article 4 that would otherwise be applicable in the PD district. Unless varied by the terms of the PD application, the provisions of chapter 29, article 4 (development and form standards) otherwise applicable to the same type of development will apply.

        (B) If the PD application would permit buildings within one hundred (100) feet of the edges of the PD property that are more than one story taller than the tallest building permitted in the adjacent zone district, the PD application shall include provisions to mitigate, screen, or buffer the visual, lighting, and traffic impacts of that taller development on the adjacent zoning district.

        (C) If the PD application includes non-residential uses within one hundred (100) feet of the edges of the PD property abutting any R-1, R-2, R-MF, or R-MH district, the PD shall include provisions to mitigate the traffic, lighting, noise, or hour-of-operation impacts of that non-residential development on the adjacent R-1, R-2, R-MF, or R-MH district.

    (v) *Procedures for approval and administration.* The procedures for approval of a zoning map change to a PD district, are set forth in section 29-6.4(n)(2).