

Planned Development District permitting retail, office, service uses, light industrial, and special amusement and entertainment uses, hotels and motels, subject to the approval of a site plan by the City Council after recommendation by the *Planning and Zoning Commission* prior to issuance of any building permit on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, off-street parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreational area, flood *prevention* devices, and service areas appropriate to the location and function of the development and shall provide for the dedication and improvements of any street deemed necessary by the City Council for access to the property, to the adjacent property, or for circulation around the site.

Where a variety of types of land use are proposed on a single tract, the site plan shall delineate the area proposed for each usage. The density, coverage, parking and off-street loading standards shall comply with the minimum standards specified for the GR District for the retail and service development. The density, coverage, parking and off-street loading standards shall all comply with the minimum standards specified for industrial development, and buildings may be built to any height provided that the FAR does not exceed the ratio specified for the PD Districts in Article VII "Special Districts".

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by a partial site plan.

The requisite site plan may be approved in whole or in part for one or several ownerships provided the overall arrangement of streets, land uses, utilities and parking applying to the entire tract is coordinated and understood by the various owners.