

- f. Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- g. Maintain consistency with the Goals, Policies, ~~and Future Land Use~~ Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- h. Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

**4-4.2 Relation to Zoning Districts and Other Regulations.** Planned Development ~~Overlay Districts~~ Approvals are not the same as a zoning ~~district change~~, but instead reflect a special development approval which supersedes the underlying zoning district regulations. If development approval is by some means revoked or deleted, then all development regulations of the underlying zoning district will apply. A Planned Development Approval may also be ignored and the property may still be developed at any time in accordance with the current zoning district regulations. However, once development has commenced under a Planned Development Approval, development must continue under the terms and conditions of the approval until it is completed or until the Planned Development Approval is properly amended or deleted.

- a. Planned Developments shall meet the intent of all applicable development regulations of the City of Hahira. These shall include but not be limited to the Zoning Ordinance, Subdivision Regulations, and adopted Building and Fire Codes. Where these are in conflict, the ~~approved~~ Planned Development plans, terms and conditions shall take precedence. All proposed deviations from the City's development standards shall be itemized and depicted in the Planned Development proposal. City ~~construction~~ standards regarding ~~streets, parking and~~ emergency vehicle access and utilities shall be met in all approved Planned Development proposals without deviation or variance.
- b. Planned Developments shall closely conform to the allowable uses ~~permitted~~ and the development density standards of the zoning district which already applies to the subject property.
- c. Requirements for the designated Historic District and other overlay districts shall be addressed as part of the development approval.
- d. Planned Developments shall not be used as merely a means to avoid full compliance with standard development regulations for purposes of private gain. Development proposals that can easily be accomplished under standard development regulations and/or a different zoning classification, will not be ~~approved as a~~ considered for Planned Development ~~Overlay District~~ Approval.

**4-4.3 Eligibility Requirements.** Minimum acreages for Planned Development proposals shall be as follows:

- a. All-residential development: 1 acre
- b. Non-residential or mixed use development: 2 acres

**4-4.4 Planned Development Review Process and Fees.** Planned Developments shall be reviewed and advertised in a similar manner as a proposed Zoning Map amendment as described in Section 13 Zoning Decisions and Ordinance Amendments. Pre-application meeting(s) with appropriate City staff shall be required to discuss the proposal before the application is submitted. Base application fees shall be the same as for a Zoning Map amendment, but shall include an additional (\$300) for an all-residential development and (\$500) for a non-residential or mixed use development. Additional fees for advertising shall be required in accordance with Section 13.

**4-4.5 Development Plan Submittal Requirements.** Proposed development plans shall include but not be limited to the following. Additional submittal requirements may be determined by City staff at the pre-application meeting or during the review process.

- a. Completed application forms as provided by the Zoning Administrator.
- b. Letter of Intent. This shall be signed by the applicant and consist of a brief narrative describing the proposed project. This shall include but not be limited to: location, specific list of proposed uses,