

CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

Agenda Item: An Ordinance Amending Chapter 400 Relating to Planned Unit Developments

Requested & Presented by: Jasen Glasbrenner, Director of Economic Development & Public Works

Meeting Date: Planning Commission on 01-28-2026

Finance and Common Council on 02-03-2026

Committee Review:

Background: Chapter 400 of the Code of Ordinances governs zoning and land use regulations within the City, including standards for Planned Unit Developments (PUDs). The PUD district is intended to provide flexibility in site design through unified site planning while preserving City discretion and oversight.

Section 400.04(21)(c)(2) currently includes an absolute prohibition stating that a Planned Unit Development may not consist of a single city lot. Staff has identified that this provision conflicts with both the purpose of the PUD district and the definition of Planned Unit Development, which anticipates the possibility of multiple principal structures under unified site planning, including on a single parcel or lot.

This conflict has created ambiguity in interpretation and has the potential to force unnecessary subdivision or lot configuration changes solely to satisfy ordinance form rather than planning intent.

Proposed Ordinance Amendment: Staff recommends a limited, targeted amendment to Chapter 400 as follows:

1. **Amend the definition of Planned Unit Development in Section 400.03(26)(b)**
 - **CHANGE** “A large scale development, consisting of more than one lot or parcel,” **TO** “A development, consisting of one or more lots or parcels,”.
2. **Amend Section 400.04(21)(c)(2) – Lot Area and Width:**
 - **FROM** - “(2) Lot Area and Width. It is anticipated that a Planned Unit Development will consist of an area of several city lots to several city blocks. Under no circumstances shall a Planned Unit Development be permitted to consist of a single city lot.”
 - **TO** – “(2) Lot Area and Width. A Planned Unit Development will typically consist of an area of several city lots to several city blocks. A Planned Unit Development may consist of a single city lot, provided the proposal demonstrates unified site planning, adequate infrastructure capacity, and compliance with the approval criteria of this section.

Department Recommendation: Staff recommends that the Planning Commission forward Ordinance 2026-XX, amending Chapter 400 relating to Planned Unit Developments, to the Common Council with a recommendation for adoption.

Financial Impact: N/A

Requested Action:

PLANNING COMMISSION: Motion to recommend to the Common Council the adoption of Ordinance 2026-XX, amending Chapter 400 relating to Planned Unit Developments, as presented.

COUNCIL: Motion to adopt Ordinance 2026-____, amending Chapter 400 relating to Planned Unit Developments, as presented.

Attachment(s):

- Ordinance #2026-XX_ Amending Chapter 400 Relating to Planned Unit Developments