



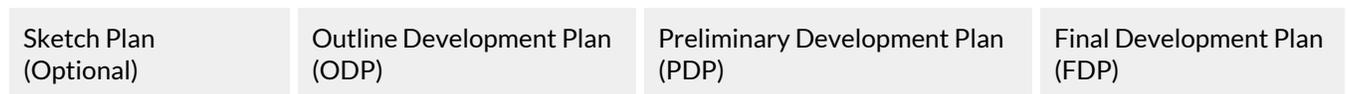
# Planned Unit Development (PUD) Introduction

The Planned Unit Development (PUD) zoning district allows projects of innovative design and layout that would not be permitted under the Land Development Code because of the strict application of each zoning district or general development standards. The PUD District encourages innovative land planning and site design concepts that achieve a high level of environmental sensitivity, energy efficiency, aesthetics, high quality development, and other community goals. The PUD process is designed to provide the developer greater flexibility and creativity when developing a parcel of land. The PUD is an overall unified approach to development rather than the traditional lot-by-lot approach. It is not to be utilized as a means of circumventing the City's adopted land development regulations for routine developments.

## Use This Document During



## Planned Unit Development (PUD) Process



There are four steps in the PUD process.

- The PUD Sketch Plan is an optional step. A sketch plan review is allows early informal evaluation of a proposed concept for the PUD zoning district.
- The PUD Outline Development Plan (ODP) is a step designed to accommodate the needs of applicants proposing large, complex, or multi-phased PUD projects showing general land uses, major circulation and access points.

- If more than one land use is proposed (i.e., commercial and residential), rezoning and an ODP will be required.
- For other projects, ODP is an optional step.
- The PUD Preliminary Development Plan (PDP) must cover all of the land area to be included in the PUD, or phases of the PUD. The PDP must show streets, lots, building envelopes and setback requirements, parking areas, landscaping and specific details proposed.
- The PUD Final Development Plan (FDP) is the final step of planning approval required prior to the issuance of building permits or other permits for improvements or land uses within the PUD District. The FDP must be consistent with the terms of the approved PDP and in final form including construction drawings for public improvements.

## PUD Character/Advantages Statement

The applicant must submit a statement describing the PUD character and advantages of the proposed development. The statement shall highlight the proposed project's unique qualities and how the project takes advantage of the PUD process. The statement describing the PUD characteristics and advantages should include, at a minimum, the following information:

- A description of the intent of the PUD character.
- A thorough explanation of how the proposed PUD was designed to ensure compatibility with the surrounding land uses.
- A description of how the proposed development will provide for open space, trails, parks and other recreational needs of the future residents of the area.
- A detailed description of traffic flow in and around the proposed development. Special attention should be given to primary traffic circulation.
- Landscaping and other aesthetic features unique to the proposed PUD should be described in the statement.
- A land use summary describing the varying uses of land in the proposed development. The land use summary should also include approximate acreage or square footage of each of the respective land uses.
- An approximate schedule of development for the project as well as documentation regarding the proposed means for financing the project.
- A summary describing any design features unique to the proposed PUD and discussion of the planning concepts used in the creation of the plan for development.

## PUD Zoning

PUD Zoning is designed to accommodate the needs of applicants proposing large, complex, or multi-phased projects. It results in City Council approval of both a rezoning to a PUD zone district and a generalized land use plan for the area proposed to be included within the PUD District.

## Land Development Code

A listing of the applicable sections of the Land Development Code is provided for your review; please refer to these sections for more details: Section 3.7 Planned Unit Development, Article 5 Use Regulations and Article 6 Development Standards.