

Planned Unit Developments



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What is a PUD?

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§ 25-2-144 - PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION (excerpts)

- A **large or complex single or multi-use development** that is planned as a single project and that is under unified control.
- **Purpose** of PUD zoning is to **preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services.**
- A PUD **provides greater design flexibility** by permitting modifications of site development regulations. **Development** under PUD zoning **must be superior** to the development that would occur under conventional zoning and subdivision regulations.
- A PUD **must include at least 10 acres** of land, unless the property is characterized by special circumstances.

Superiority

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§ 1.1. - GENERAL INTENT.

This division provides the procedures and minimum requirements for a planned unit development (PUD) zoning district to **implement the goals of preserving the natural environment**, encouraging high quality development and innovative design, and ensuring adequate public facilities and services. The **Council intends** PUD district zoning to **produce development that achieves these goals to a greater degree** than and that is **therefore superior** to development under conventional zoning and subdivision regulations.

PUD Zoning Review Process

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Development Assessment

- Initial discussion with the applicant
- Preliminary information, Code modifications, and superiority elements identified
- Result is a briefing presented to Council

PUD Zoning Application

- Formal application is submitted and evaluated by multi-departmental review team.
- Identify elements to achieve environmental superiority

Commission and Council Process

- Environmental Commission recommendation
- Zoning & Platting or Planning Commission
- City Council approval

Tier 1 Requirements

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All PUDs must include:

- Meet objectives of City Code
- Meet or exceed goals in 1.1 (Intent)
- Exceed open space requirements by: 10% (res.), 15% (ind.), 20% (nonres.)
- PUD Green Building
- Consistent with neigh. plans, historic regulations, etc.
- Provide environmental preservation for air, water, trees, CEFs, natural and traditional character of the land
- Provide adequate public facilities and services
- Exceed landscaping requirements
- Provide transportation, mass transit connections
- No gated roads
- Protect significant sites
- At least 10 acres of land unless special circumstances

Additional requirements for retail, commercial, and mixed use.

*Environmental criteria in green

Tier 2 Criteria: Superiority

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A “PUD need not address all criteria to achieve superiority” and other criteria may be considered.

- Open space: Additional 10% above Tier 1 or improve existing/planned public open space
- Env./drainage: Set aside any existing vesting rights
- Superior WQ controls than required by code
- Green WQ controls for at least 50% of required WQ volume
- WQ treatment for existing untreated, developed off-site areas of 10 acres or more
- Reduce impervious cover below max. allowed
- Min. 50’ setback for unclassified streams with 32 ac. drainage area

Tier 2 Criteria: Superiority

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(Continued)

- Volumetric detention
- Upgrade sub-standard off-site drainage infrastructure
- No modification to 100 year floodplain
- Use natural channel design per CoA criteria
- Restore degraded riparian areas in CWQZ
- Remove existing IC in CWQZ
- Preserve all heritage trees, preserve 75% of cal. inches of native protected, and 75% cal. inches of all native trees

Tier 2 Criteria: Superiority

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Continued

- Use Central Texas native tree seed stock
- 50% or greater increase in creek and/or CEF buffers
- Cluster development to minimize impact to sensitive areas
- Porous pavement for 20% or more of non-pedestrian pavement, 50% for pedestrian pavement
- Direct stormwater from IC to landscaping (disconnection)
- Other creative or innovative environmental protection

Determining Env. Superiority

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Environmental superiority is determined by Council based on:

- **Recommendation by Environmental Officer in collaboration with staff from PDRD and WPD**
- **Environmental Commission recommendation**
- **Planning Commission recommendation**

Determining Env. Superiority

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Staff recommendation is based on:

- Environmental setting (BSZ, DDZ, CEFs, surface water, trees, etc.)
- Magnitude of modifications of environmental regulations

vs

Magnitude of Tier 2 environmental superiority elements

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Superiority

0

Environmental Code Changes

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