



Planned Unit Developments

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What is a PUD

§25.2.144 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT DESIGNATION

- 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.



Intent of PUD Zoning

§ 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

Development Assessment

- Initial discussion with the applicant
- Preliminary information, Code modifications, and superiority elements identified
- Briefing presented to Commissions and 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
- Parks Board recommendation (parkland dedication)
- Zoning & Platting or Planning Commission
- City Council approval



Tier 1 (Requirements)

- **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**



Tier 2 (Superiority)

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**

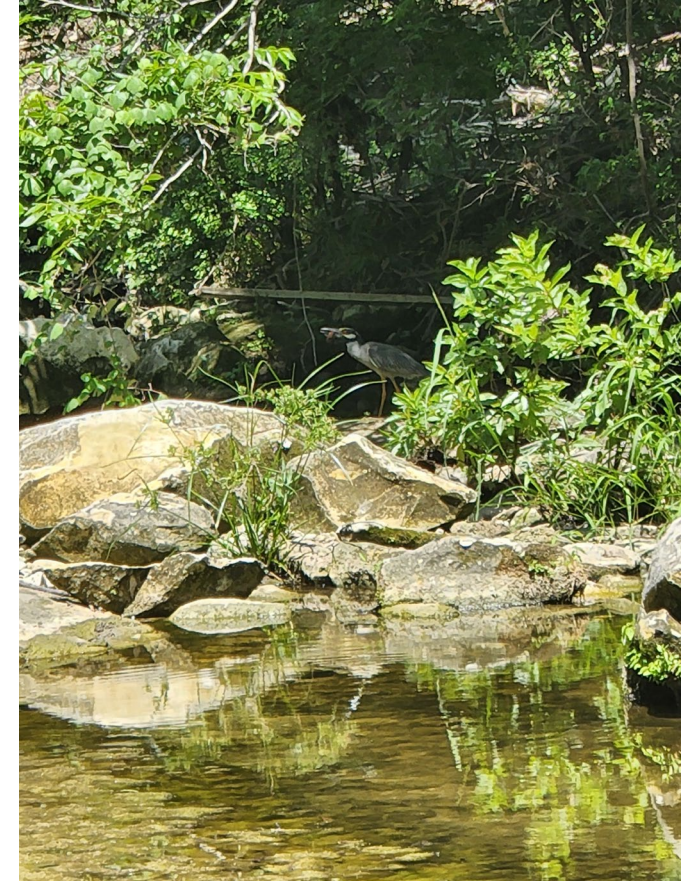


Tier 2 (Superiority)



(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



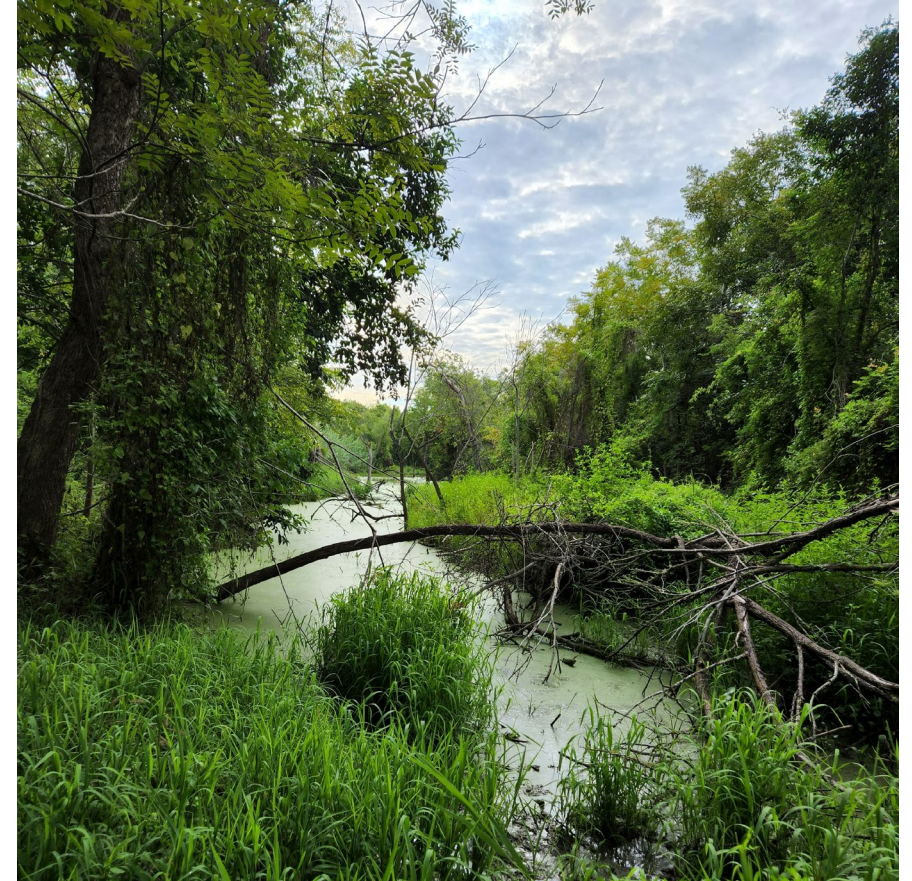


Tier 2 (Superiority)



(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**





Code Modifications (Envi.)



- **Impervious cover limits**
- **CEFs and associated setbacks**
- **Critical Water Quality Zone, setback and allowable development**
- **Floodplain Modifications**
- **Cut and Fill limits**
- **Building height**
- **Water quality treatment requirements**
- **Open Space, conservation easements**
- **Drainage requirements**
- **Construction on Slopes**



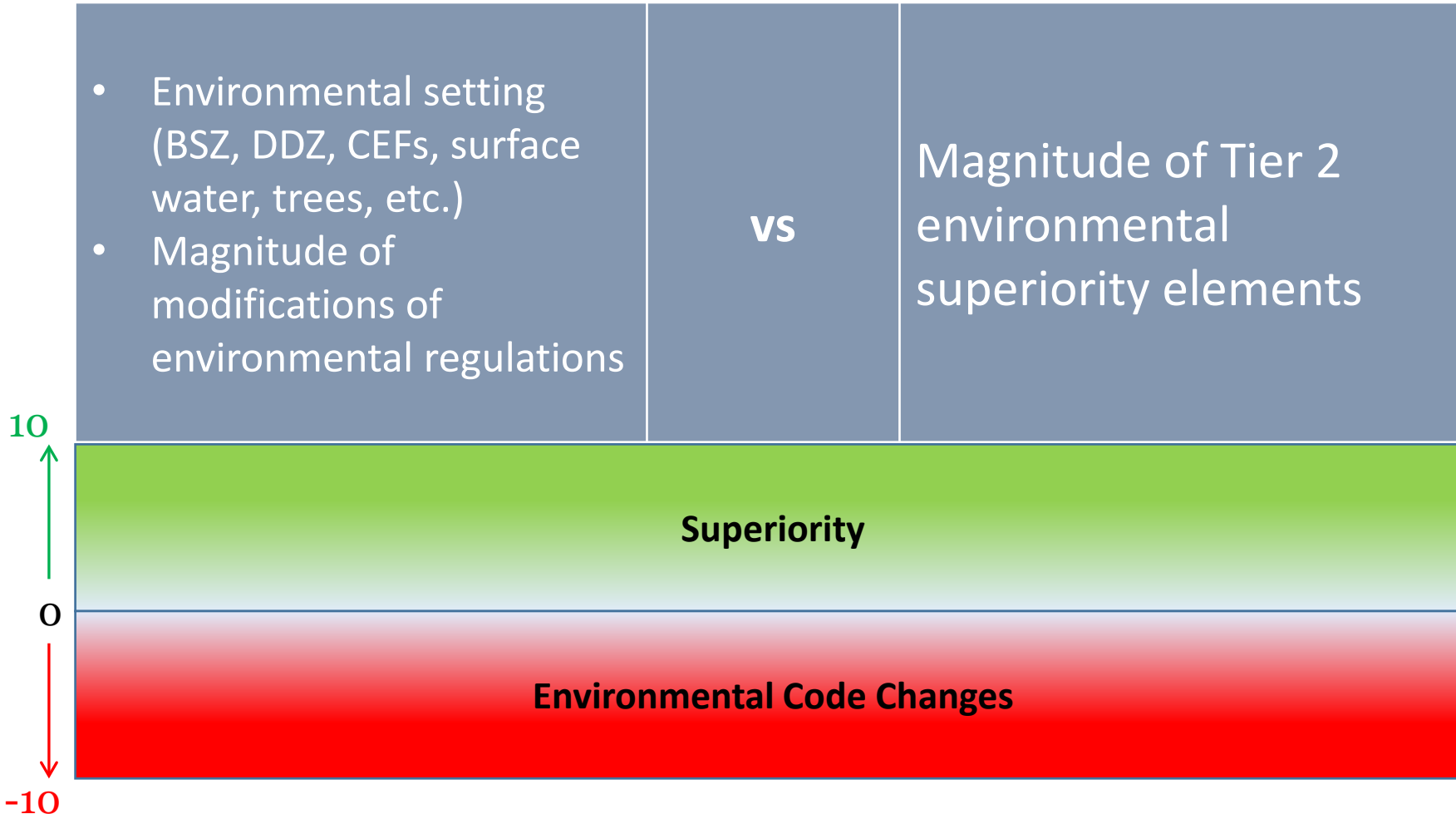
Code Modifications (Zoning)

- **Building height**
- **Floor to area ratio (FAR)**
- **Parking requirements**
- **Allowable uses**
- **Building setbacks**
- **Lot size, width**
- **Building coverage**
- **Yard size**



Determining Env. Superiority

Staff recommendation is based on:





Determining Env. Superiority



Environmental superiority is determined by Council based on:

- **Recommendation by Environmental Officer in collaboration with city staff (Planning, DSD, WPD, PARD, AW)**
- **Environmental Commission recommendation**
- **Planning Commission recommendation**



PUD Amendments

Substantial (vs. Administrative)

- adding a land use that is more intense than the existing permitted uses;
- amending a site development regulation;
- increasing the intensity of a land use adjacent to a platted single family residential tract;
- amending a condition of approval of the PUD zoning district;
- increasing land use intensity in a phase of development of the PUD without decreasing land use intensity an equivalent amount in the phase of development;
- shifting development intensity in a manner that results in an "E" or "F" level of service on a roadway segment or intersection included in the traffic impact analysis governing the PUD; and
- amending a phasing schedule to establish a non-residential land use before establishing the residential development supported by the non-residential use.



PUD Amendments



When they go to Environmental Commission

- Increased impervious coverage;
- Adding additional acreage;
- Impacts, variances or modifications to environmental elements
 - Cut/fill
 - Creeks
 - Floodplain Modification
 - Water Quality
 - Open space
 - Drainage
 - Slopes





Superiority for Amendments

Staff recommendation is based on:

