



## **Draft Land Development Regulations**

### **Category: Master Plans, Subdivisions, Planned Unit Developments**

### **Spotlight on Planned Unit Developments, Conservation PUDs, and**

### **Traditional Neighborhood PUDs**

*Summary:* The proposed Regulations would replace the existing Planned Unit Development (PUD) standards, which apply in most zoning districts and are intermixed with subdivision standards, with new targeted PUDs and two specific PUD Types: Conservation PUDs and Traditional Neighborhood Development (TND) PUDs applicable in certain districts. Where no PUD type is enabled, PUD would not longer be applied for and instead Master Plan, Subdivision, and Site Plan standards would apply.

*What's in the Current Regulations:* The present regulations enable the creation of a Planned Unit Developments in most zoning districts and most development types & sizes. The current PUD standards provide a general authority to waive the regulations applicable to the proposed development or zoning district in exchange for creativity and innovation in design. In the Southeast Quadrant Zoning District, all subdivisions are required to be a PUD and must comply with criteria specific to that district.

*What's in the Proposed Changes:* The proposed changes would apply PUDs as a focused design tool where they are applicable. PUDs are enabled, and required for subdivisions involving more than four (4) acres, in lower density residential zoning districts and medium-density mixed use zoning districts. Where PUDs are not enabled, development would be subject to the applicable master plan, subdivision, and site plan standards.

The Development Review Board is granted specific authority to modify dimensional standards via Site Plan. Within the Table of Uses, Uses which presently require a PUD are re-designated as permitted.

There are two types of Planned Unit Developments proposed.

The TND emphasizes a pedestrian-oriented neighborhood with a variation of housing types, mixed uses, and civic spaces. The TND establishes a range of allowable allocations of buildable land. The primary focus is residential use, but also includes a required minimum amount of civic (park-type) space and mixed use space which can include community and/or limited commercial uses. The TND includes a minimum residential density within the residential allocation and sets the maximum density by the allowed Building Types [cottage, single family, duplex, small multi-family, rowhouse, and small commercial buildings] and their accompanying specific dimensional standards. Street, block, and lot standards are similar to those within the subdivision regulations but emphasize a compact, pedestrian scale of development. In the Southeast Quadrant Zoning District, where allowed, Transferable Development Rights are required to be purchased for development above the base density, as they are under the current regulations. Inclusionary Zoning provisions apply. The

TND, and PUD standards in general, account for transitions between proposed development and adjacent land uses.

TNDs are enabled in lower density residential, and medium density mixed use zoning districts. See below regarding Conservation PUDs.

The Conservation PUD establishes a minimum amount of natural resources to be conserved on site (70% of the total parcel/ application area) and applies the subdivision standards, with certain accommodations, to support pedestrian-friendly neighborhood design for the buildable portion. A minimum density of four (4) homes per acre applies to the developable portion of a Conservation PUD, which may be allocated over multiple phases. Maximum density is established based on the total lot area, less Hazards, and including provisions for Inclusionary Zoning standards and limited use of Transferable Development Rights in SEQ and low-density residential districts.

Further modifications as “alternative compliance” for certain standards are authorized where the applicant demonstrates an equal or better outcomes based on the specific purposes of the PUD.

Conservation PUDs are enabled in lower density residential districts, are required in the SEQ-Neighborhood Residential, SEQ-Neighborhood Residential-North, and SEQ-Neighborhood Residential Transition District above the required thresholds for a PUD. Conservation PUDs are also enabled in all other zoning districts that allow or require PUDs where a minimum threshold of 50% of the lot includes Hazards or Level I Natural Resources.

*What is the purpose of this change?*

The primary purposes of this change is to align future subdivision, and associated land development, with the goals and objectives of the Comprehensive Plan. See the purpose section of each PUD Type for purposes specific that that Type.

*Where can I find the proposed changes?*

Article 14 and Article 15.C of the draft [Regulations](#), and Articles 11.A, 11.B, and 11.C for Street, Civic Space, and Building Types.

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