

Planned Unit Developments (PUDs)

Initial Council & Commission Discussion

Discussion Outline

- Similar format to the Tree Preservation Discussion
- What are PUDs?
- Various approaches
- What should PUDs be in Roseville?



What are Planned Unit Developments?

CONCORD, NC:

An area of land zoned and improved as a development for which the otherwise applicable bulk use and other requirements may be modified in order to allow for more **FLEXIBLE** planning in conformance with the development approval process and developed in accordance with the provisions of . . . this ordinance.

IOWA ST. UNIV. EXTENSION SERVICE:

An **AREA...TO BE PLANNED AND DEVELOPED** as a single entity containing one or more residential clusters or planned unit residential developments and one or more public, quasi-public, commercial, or industrial areas in such ranges of ratios, and nonresidential uses to residential uses as shall be specified.

GURNEE, IL:

A tract of land developed as a unit under single ownership or unified control, which includes one or more principal buildings or uses and is processed under the planned unit development provisions of this ordinance. Also, a parcel of land planned as a single unit, rather than as an aggregate of individual lots, with **DESIGN FLEXIBILITY** from traditional siting regulations (such as side yards, setbacks, and height limitations) or land-use restrictions (such as prohibitions against mixing land uses within a development). The greater flexibility in locating buildings and in combining various land uses often makes it possible to achieve certain economics in construction, as well as the **PRESERVATION** of open space and the inclusion of many amenities.

MANKATO, MN:

An area for which a unitary **DEVELOPMENT PLAN** has been prepared indicating, but not being limited to, the following land uses: open space, on-site circulation for both pedestrians and vehicles, parking, setbacks, housing densities, building spacings, land coverage, landscaping, relationships, streets, building heights, accessory uses, and architectural treatment. A Planned Unit Development also includes “cluster developments,” which are a development design technique that concentrates buildings in a specific area on a site to allow the remaining land to be used for **RECREATION, COMMON OPEN SPACE, or PRESERVATION** of environmentally sensitive areas.



What are Planned Unit Developments?

MAPLEWOOD, MN

Planned unit developments (PUD) means a type of development characterized by a **UNIFIED SITE DESIGN**, with two or more principal uses or structures. A PUD may include townhouses, apartments, multiple-use structures such as an apartment with commercial shops, or similar projects. Residential PUDs must have at least five dwelling units or dwelling sites. The PUD application, timing and recording process is described under article V, **CONDITIONAL USE PERMITS**.

CHANHASSEN, MN

Planned unit developments offer **ENHANCED FLEXIBILITY** to develop a site through the relaxation of most normal zoning district standards. The use of the PUD zoning also allows for a greater variety of uses, internal transfers of density, construction phasing and a potential for lower development costs. **IN EXCHANGE FOR** this enhanced flexibility, the city has the expectation that the development plan will result in **A SIGNIFICANTLY HIGHER QUALITY AND MORE SENSITIVE PROPOSAL** than would have been the case with the use of other, more standard zoning districts. It will be the applicant's responsibility to demonstrate that the city's expectation is to be realized as evaluated against the following criteria. Planned unit developments are to encourage the following...

EDINA, MN

The purpose of the Planned Unit Development (PUD) District is to provide comprehensive procedures and standards intended to allow more **CREATIVITY AND FLEXIBILITY** in site plan design than would be possible under a conventional zoning district. The decision to **ZONE PROPERTY** to PUD is a public policy decision for the city council to make in its legislative capacity. The purpose and intent of a PUD is to include most or all of the following...



What are Planned Unit Developments?

WOODBURY, MN

Planned unit development (PUD) is a special zoning procedure whereby a **CONDITIONAL USE PERMIT** is issued for a land area unified, designed and regulated as a unit with site planning AND **LAND USE FLEXIBILITY**, generally consisting of single or multiple buildings, lots or multiple land uses under single or multiple ownership.

APPLE VALLEY, MN

An urban development often having two or more principal uses and having **SPECIALIZED PERFORMANCE STANDARDS** relating to an overall approved development plan to provide for an optimal land use relationship.

BLOOMINGTON, MN

A development within the Planned Development **OVERLAY** Zoning District approved through the Preliminary Development Plan and Final Development Plan application processes.

BROOKLYN PARK, MN

The purpose of the PUD district is to allow development to occur that is in compliance with the land use designation of the Comprehensive Plan and to allow **INNOVATION IN DEVELOPMENT STANDARDS** to accomplish the following goals:

- (A) To promote the creation of distinct areas within the city in a way that encourages social relationships and reduces crime.
- (B) To allow mixed use developments in a manner that does not follow traditional zoning requirements, but will effectively implement the Comprehensive Plan.
- (C) To produce developments and an environment that are equal to or superior in quality and design than would be achieved with traditional zoning.
- (D) To allow for the planning and construction of unified developments and environment that may be phased over time and share common elements such as a site and landscape design, complementary architectural schemes, a roadway network, and open space and/or recreational amenities.
- (E) To allow innovation in the creation and design of open space and development density to create well designed developments in a manner that does not follow traditional zoning requirements.



What are Planned Unit Developments?

Commonalities:

- Flexibility
- Trade offs
- Development Plan
- Required Benefits

Varies by Community:

- CUP vs Overlay District
- By Right vs Discretionary
- Specific Standards vs General Guidelines



Where to allow PUDs?

- ❑ Everywhere?
- ❑ Exclude Industrial? Commercial?
- ❑ Only specific areas?
- ❑ Only under special circumstances?



Focus?

□ Infrastructure & Environmental Focus?

- ▣ More Green Space
- ▣ Specialized Roads/Complete Streets
- ▣ More Trails & Ped Connections

□ Design & Architecture / Area Character Focus?

- ▣ Building Design Standards
- ▣ Form-based focus



Main Goals?

- What does the City want to achieve via PUDs?
- Specific benefits to focus on? Incentivize?
- Process (deliberate or inviting)?
 - *“By right” or “by review?”*



Our Current Project Understanding

- The City needs to **re-establish the tool**
 - The new code in 2010 eliminated the old tool in favor of new underlying requirements
 - Old PUD was not being utilized as developers felt the process was too risky
 - PUDs likely not being approved around this time leading to such hesitation
- **EASY** to administer (City); **EASY** to understand (developer)



Our Current Project Understanding

- ❑ Do not create new individual PUD districts; **overlays acceptable**
- ❑ PUDs **CANNOT be a variance work around.** Trade offs must be provided to support requested flexibility (**win-win**)
- ❑ **Documentation** of trade-offs up front must be required
- ❑ **Old PUD's** (and amendments thereto) **must be addressed**
- ❑ **Strong Public Outreach** upfront should be required



Our Current Project Understanding

- **Flexibility** should extend to at least:
 - Building Placement
 - Trees/Landscaping
 - Open Spaces
 - Parking Standards
 - Exterior Materials

- **Trade offs** should include at least:
 - Better Stormwater Management
 - Increased Setbacks
 - Sustainability Improvements
 - Structured Parking



Our Current Project Understanding

- **No consensus yet** on where PUDs should be allowed
 - *Universal option or targeted approach?*

- If allowed in Residential, **exclude small subdivisions**
 - *Example: No PUDs for subdivisions of less than four (4) lots*

- **Some limiting criteria is necessary** (i.e. minimum lot size, minimum # of benefits, limited varying of underlying requirements, etc)



Questions for Discussion

- ❑ **Was our understanding accurate?**
- ❑ **Do you have specific concerns we did not cover?**
- ❑ **Are there any goals you would like PUDs to focus on accomplishing?**
- ❑ **What will constitute a “success” for this process?**

