



What is a PUD?



What is a PUD?

- PUD zoning does not automatically provide for density that wouldn't otherwise be allowed.
- It is intended to facilitate a more integrated development which may involve a mix of uses and provides for greater control over the details of what is built on the site and maintained over time.
- With PUD zoning, the details of the development are negotiated as part of the rezoning.
- If at some point in the future, the owner wants to change those details, a renegotiation of the zoning is required, which would need to be approved by MPC & City Council.
 - This action would be subject to the 60-day referendum period.
- Greater control is in place for the future than when rezoning to a more traditional straight zoning category which is based solely on uses.
- If future changes involve a different use, the use would need to go back through the rezoning process to be approved.
 - This action would be subject to the 60-day referendum period.
- PUD - Requires a Development Plan & Development Text – any modification would need board approval.



Planned Use District

1174.01 PURPOSE.

The purpose of Planned Unit Development is to promote variety, flexibility and quality for the development of properties in the City of Worthington. Planned Unit Development allows for more creative planning and design, and enables a greater range of uses than traditional Zoning regulations. Planned Unit Development allows for the design and mix of uses necessary to meet changing economic and demographic demands; permits implementation of development standards, plans, studies, and guidelines adopted by the City Council; and provides the opportunity to retain and enhance the character of the City, and the health, safety and general welfare of the inhabitants.

Planned Unit Development is a process to create a Planned Use District (PUD) in which development standards and uses are established for a Lot or Lots, and becomes the Zoning for the property.



Planned Use District

1174.03 GENERAL PROVISIONS – 2 Step Process

(a) Preliminary Plan. The Preliminary Plan shall be submitted to the Municipal Planning Commission to make a recommendation to the City Council, and which, if approved by the City Council, becomes the Zoning for the property and permits preparation of the Final Plan. The Preliminary Plan shall establish uses and development standards for the property as detailed in drawings and Development Standards Text.

(b) Final Plan. The Final Plan shall be submitted to the Municipal Planning Commission to review for conformance to the adopted PUD. The Final Plan may be approved in phases, each of which shall implement the Development Standards and confirm uses for the property as detailed in drawings and Development Standards Text.



Planned Use District

PUD PROCEDURES-

- **Pre-application** –
 - Initial review and feedback from City staff and/or MPC
- **Preliminary Plan** –
 - Establishes uses and development standards outlined in the Development Plan and Development Text submitted to MPC
- **Action** –
 - MPC makes recommendation to Council for approval, approval with modifications or denial
 - If approved by Council, becomes zoning for the property and permits preparation of the Final Plan. Subject to the 60-day referendum period.
 - If located in the Architectural Review District, the ARB portion of the application is tabled until the Final Plan comes back for approval.



Planned Use District

- **Final Plan –**
 - Submitted to MPC to review for conformance with the approved PUD Ordinance
 - If located in the Architectural Review District, the ARB portion of the application is reviewed with the Final Plan for the PUD.
 - **Action:**
 - Approve
 - Approve with modifications – does not change the essential character
 - Recommend to City Council with changes that require an amendment
 - Subject to a 60-day Referendum Period
 - Disapprove



Planned Use District

- **Modifications – Final Plan**
 - City Staff - Minor adjustments approved by City staff
 - Minor adjustments in lot lines, no additional lots
 - Minor adjustments in location of building footprints and parking lots, provided the perimeter required yards remain in compliance
 - Minor adjustments in height
 - Minor modifications in design, materials and lighting
 - Minor modifications of landscaping
 - Municipal Planning Commission-
 - Reviews for compliance with the essential character of the approved PUD and does not require an amendment to the PUD Ordinance.
 - MPC approves
 - MPC determines that proposed modification requires an amendment to the PUD.
 - MPC shall forward a recommendation to City Council of approval, approval with modification or denial



Planned Use District

Development Standards & Development Standards Text-

Design Regulations:

- Character – Harmonious in design, traffic, parking and landscaping
- Design – Site layout, buildings, accessory structures, landscaping and lighting compatible with the surrounding neighborhood and community
- Screening – Commercial and industrial uses, parking facilities and refuse containers
- Tract Coverage – Ground area occupied by all buildings shall be balanced with green space to soften the appearance

Traffic & Parking:

- Traffic – Ingress and egress, offsite improvements needed
- Parking –
 - Design – designed and located to protect the character of the area
 - Non-residential Uses – adequate to serve the proposed uses, not to exceed 120% of parking requirement
 - Residential Uses – one parking space per dwelling unit
 - Bicycle Parking – adequate to serve the proposed uses



Planned Use District

Development Standards & Development Standards Text-

General Requirements:

- Environment – Environmental studies if needed
- Natural Features –
 - Preserves, restores, maintain or enhances the natural features and character
 - Healthy trees 6” caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree – Tree Preservation Plan
 - \$450/caliper inch – Special Parks Fund
- Public Area Payments –
 - Dedication of a portion of the PUD for a park, playground or recreational uses
 - Commercial or industrial space - \$100/1,000 gross sq. ft. – Special Parks Fund
 - Residential dwelling units - \$250/new dwelling unit created – Special Parks Fund
- Public Space Amenities –
 - One Public Space Amenity/5,000 sq. ft. of gross floor area
 - Public plaza, sitting space, public art, planters, bicycle racks, fountain, waste receptacles etc...



Planned Use District

Preliminary Plan Submission Requirements:

(Used as a checklist)

- Preliminary Plan & Development Standards Text
- Legal description & vicinity map
- Names and addresses of owners, developers and surveyor, engineer or architect
- Date, north arrow and total acreage
- Topographical survey
- Existing structures, parking and traffic facilities, easements and public rights-of-way
- Existing sewers, water mains, culverts and other underground facilities
- Natural Features
- Tree preservation plan
- Preliminary grading plan
- Preliminary design and location of structures, accessory structures, streets, drives, traffic patterns, sidewalks, parking, entry features, lighting, landscaping, screening, public amenities etc...
- Parcels intended to be dedicated for public use
- Proposed easements
- Number of dwelling units per acre
- Proposed uses
- Proposed phasing of development, including a schedule for construction
- Homeowners or commercial owners
- Development Standards Text
- Additional information as required by MPC and City Council



Planned Use District

Final Plan Submission Requirements:

1. Exhibit showing which phase of the Preliminary Plan are part of the proposed Final Plan
2. Updated construction schedule
3. All items required in the Preliminary Plan, revised as necessary to meet the approved PUD Ordinance
4. Final design and location of structures, accessory structures, streets, drives, sidewalks, parking, entry features etc...
5. Evidence that the applicant has control over the land to undertake the proposed development
6. Covenants and other restrictions imposed on the use of the land, buildings and structures and a copy of any bylaws

Development – Extension of utilities

1. Pipe size, slope, manholes and location of the sanitary sewer system
2. Size, shape and slope for all pipes, channels and basins of the storm sewer system – including drainage calculations
3. Size and location of water lines and fire hydrants
4. Street or drive grades, cross sections, elevations and contours of the site

Development Process:

