



Planned Unit Developments

The Planned Unit Development (PUD) is a technique which allows a developer to masterplan an entire community and receive all zoning and subdivision approvals in one process. This process creates numerous advantages for a developer and provides incentives for residents and merchants within the PUD as compared to a conventional development. These advantages include flexibility of design regulations, mixture of uses, increased open and green space and complete design control.

There are two primary differences between a PUD development and a conventional zoning change or subdivision development. The first variation is the ability to mix land uses which would normally be segregated by traditional zoning districts. The second variation is the ability to ignore traditional lot size, bulk, density, lot coverage, frontage and setback requirements for subdivision lots. Utilizing a creative land use plan and architectural and planning guidelines, a PUD provides the developer with maximum design flexibility without sacrificing public safety. In addition, the Planning Commission reviews the development for an entire PUD community instead of the typical piecemeal fashion of a traditional development and has the opportunity to review the land use relationships of specific uses on a site.

The PUD ordinance is a very effective tool for implementing the Horizon Plan Preferred Growth Scenario of infill and redevelopment. The Horizon Plan proposes to accomplish infill and redevelopment through the goals of the Land Use Element. The Land Use Element contains sixteen goals which are detailed in Information Bulletin 24 (Horizon Elements - Land Use). These goals are divided into three categories: Urban Development, Economic Development, and Public Services and Infrastructure. Under Urban Development a PUD can be utilized to promote development and redevelopment within the urbanized area; create and enhance stable neighborhoods; create and maintain accessible open space and recreation areas; and recognize and strengthen "Sense of Place." Under Economic Development a PUD can utilize and enhance market forces for development; target disadvantaged areas for development; and promote affordable, decent housing. Under Infrastructure a PUD can maintain and efficiently utilize existing infrastructure; and promote fiscally responsible growth that can be efficiently served by infrastructure.

Planned Unit Development Ordinance

On April 22, 1987 the East Baton Rouge Parish Metropolitan Council adopted a PUD ordinance for parcels of five acres or more. The PUD ordinance created a new zoning classification called PUD. This ordinance was adopted in response to a request by the development community and neighborhood groups who desired a mechanism for the orderly planned development of large tracts of land within the Parish.

The intent of the initial PUD zoning district was to:

- Encourage the development of large tracts of land as residential and/or commercial planned neighborhoods or communities;
- Encourage flexible and creative concepts in site planning;
- Preserve the natural amenities of the land by encouraging scenic and functional open areas within residential areas;
- Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the current zoning ordinance;
- Provide for an efficient use of land, resulting in smaller networks of utilities and streets; and
- Provide an environment of stable character compatible with surrounding residential areas.

Since the initial adoption of the PUD zoning classification, the Planning Commission determined that the PUD regulations should be amended to create a more efficient application process. The existing PUD regulations did not address sites less than five acres; required some redundant and burdensome information at the Concept Plan stage; and required some information which was not economically feasible for applicants to obtain. These factors discouraged the development community from utilizing the PUD zoning classification.

Through the Planning Commission office a citizen advisory committee was formed and included development professionals, civic association representatives and Planning Commission Staff. The purpose of this committee was to review the existing PUD regulations and to propose recommendations to the Planning Commission that would amend the Unified Development Code.

On April 15, 1998 the East Baton Rouge Parish Metropolitan Council adopted an amendment to the PUD ordinance and created a Large Scale PUD for sites of twenty acres or more. On May 20, 1998 the Metropolitan Council adopted an amendment to the PUD ordinance which created a Small Scale PUD, known as a SPUD.

Large Scale Planned Unit Development (PUD)

The PUD is intended for master planned communities that include a combination of residential, commercial and/or industrial uses in an integrated plan. The minimum size for a PUD is twenty acres.

There are three required steps in the PUD approval process, which are located in section 8.216 D of the Unified Development Code: a) approval of the Concept Plan by the Planning Commission and Metropolitan Council for the entire PUD; b) approval of a final development plan, which may include a preliminary plat, by the Planning Commission; and c) approval of a final plat, by the Planning Commission Staff. The purpose of the Concept Plan is to indicate the proposed land uses with their densities or intensities of use. The Concept Plan also indicates the proposed circulation patterns for the site, including vehicular and pedestrian routes; all green open space provisions such as golf courses, parks, passive or scenic areas; and any existing site conditions such as wetlands, historic structures, water courses, fault lines and flood

In addition, the Final Development Plan indicates the lot sizes; yard requirements; the width, location, typical sections, and names of proposed streets; and the methods proposed to control on site drainage.

Small Scale Planned Unit Development (SPUD)

The SPUD is intended for master planned communities that include residential, office and light commercial types of uses. The SPUD requires a minimum size of two and one-half acres and a maximum size of twenty acres. The SPUD ordinance will enable the development of mixed use neighborhoods throughout East Baton Rouge Parish and encourage infill development within the urbanized area of the City of Baton Rouge.

There are two required steps in the SPUD approval process, which are located in section 8.217 C of the Unified Development Code: a) approval of the development plan, which may include a preliminary plat, by the Planning Commission and Metropolitan Council for the entire SPUD; and b) approval of a final plat, if land is being subdivided, by the Planning Commission Staff. Because the size of a SPUD allows the applicant to provide all of the necessary details for review, the review process is less complex and shorter than the PUD.

The applicant for a SPUD is required to submit a Development Plan which is similar to the Final Development Plan submitted for a PUD. The Development Plan allows the applicant to rezone and receive site plan and subdivision approval for the entire site concurrently. The Development Plan must indicate the details of the site including: the use, size, location, number and height of all buildings; a plan for both pedestrian and vehicular circulation; a land use plan showing the relationships of uses both on the site and off the site; provisions for the control of signage; a landscape

plan which identifies the buffers between uses; a preliminary subdivision plat which includes the proposed lot sizes, yard requirements, and frontage requirements; and the width, location, proposed sections, and proposed street names for all streets. In addition, the applicant must provide a detailed Drainage Impact Study and must contact the Traffic Engineering Division of the Department of Public Works for a Traffic Impact Study.

In addition to separating the PUD regulations into PUD and SPUD sites, the Planning Commission simplified the entire ordinance. The major changes include quick reference tables for standard requirements; creation of checklists which can be easily amended to include new development trends; and placing all PUD cases on the same approval schedule as all other planning items. The graphic below is an example of a quick reference table created for the SPUD.

SMALL PLANNED UNIT DEVELOPMENT TABLE			
Minimum Development Standards			
	Conform to UDC Requirements	Requirements to be Determined by Each Approved Development Plan	Special Requirements
Minimum Size			Two and One Half (2.5) Acres
Maximum Size			Twenty (20) Acres
Parking	X		UDC Requirements unless shared parking or parking waiver is approved.
Signs	X		
Setback Requirements		X	
Minimum Lot Size		X	
Minimum Lot Width		X	
Height of Buildings			One hundred fifty (150) percent of abutting zoning districts. In addition, buildings may also be increased in height one (1) foot for each ten (10) foot setback from abutting zoning districts.
Residential Density		X	
Floor to Land Ratio Area			The maximum floor to land area ratio for a nonresidential structure is two and five tenths (2.5). The maximum floor to land area for residential buildings or mixed use buildings where fifty (50) percent or more of the floor area is utilized for residential purposes is three and five tenths (3.5). Additionally, the maximum floor to land area ratio for nonresidential structures located within a designated growth center is five (5).

References

Specific and additional regulations are included in Chapter 10, Supplementary Uses, of the Unified Development Code. The UDC may be purchased at the Office of the Planning Commission or viewed and/or downloaded from the Planning Commission website (www.brgov.com/dept/planning/). Questions about PUD regulations may be directed to the Office of the Planning Commission, Current Planning Division, telephone 389-3144.

Applications for a PUD or a SPUD may be obtained at the Office of the Planning Commission located at 1755 Florida Street, Baton Rouge, Louisiana, or can be downloaded from the Planning Commission web page listed below.

For more information contact:
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1755 Florida Street, Third Floor
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