

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

PDD Planned Development District

The Planned Development District (PDD) is intended to provide such flexibility and performance criteria which produce:

1. A maximum choice in the type of environment for working and living available to the public;
2. Open space and recreation areas;
3. A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;
4. A creative approach to the use of land and related physical development;
5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;
6. An environment of stable character in harmony with surrounding development; and
7. A more desirable environment than would be possible through strict application of other sections or districts in this UDO.

The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial or residential uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility. A PDD should not be used to:

- Guarantee specific site or building characteristics within a development;
- Apply additional development standards to a single site;
- Vary from certain development standards unless community benefits outweigh the requested modifications; or
- Combine commercial and residential land uses. A P-MUD shall be used for mixed-use developments.

A concept plan is required to be submitted with a PDD rezoning application.