

Planned Unit Developments

A Best Practices Design Guide



CLARKSVILLE-MONTGOMERY COUNTY
**REGIONAL PLANNING
COMMISSION**

Contact: 931.645.7448

Webpage: [//www.cmcrpc.com/puds-and-mxu-puds/](http://www.cmcrpc.com/puds-and-mxu-puds/)

What is a Planned Unit Development?

What is a Planned Unit Development (PUD)?

A PUD is a zoning type which allows for increased flexibility in design standards (building heights, setbacks, and density) for the purpose of promoting more desirable living arrangements with lasting value. There are two types of PUDs MXU (Mixed Use) and PUD which is mostly residential.

What are the Goals of the PUD?

The Goal of the PUD is to encourage new housing types and land development techniques that may provide a variety of housing choices, mixture of uses, a public good or amenity or improved methods for housing and site construction.

The Design Team

A PUD must be professionally prepared by a qualified design team consisting of an engineer and architect, landscape architect, or urban planner.

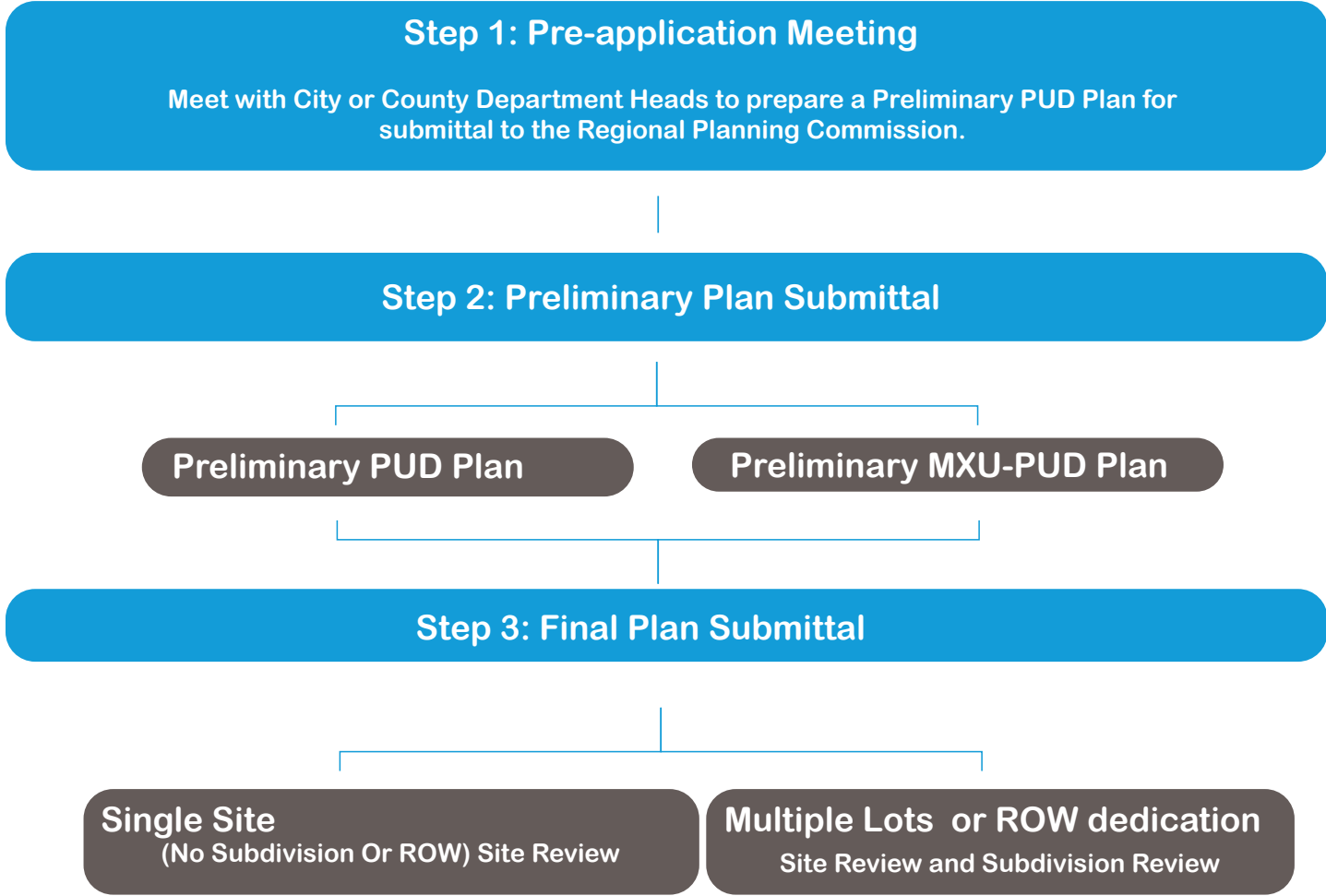
How are PUDS evaluated by the Planning Commission?

The RPC recommendation shall refer, but not be limited to, the following conditions:

- Compliance with the Design Standards;
- Alignment with Design Best Practices Guide;
- Alignment with the Goals of the Comprehensive Plan and Growth Plan;
- Need for such development in area;
- The property adjacent to PUD will not be adversely affected.

PUD Process Diagram:

Please see the detailed checklists on the website for a complete submittal packet.



PUD Examples

The Grove, Austin Texas

Amenities

- Community Park
- Pocket Parks
- Over 2 miles of hike & bike trails
- Greenway extension to downtown
- Dedicated bike lanes
- Natural ponds and water features
- Outdoor Living Room Event Plaza
- Amphitheater
- Manicured green spaces
- Grand Paseo
- Pedestrian-friendly sidewalks
- Centuries-old heritage oaks



Springsboro, Ohio

Amenities

- Diverse Housing Choices
- Townhomes
- Apartments
- Single-Family
- Independent Living
- Multi-generational community
- Commercial shops and restaurants
- Personal services
- A variety of park spaces



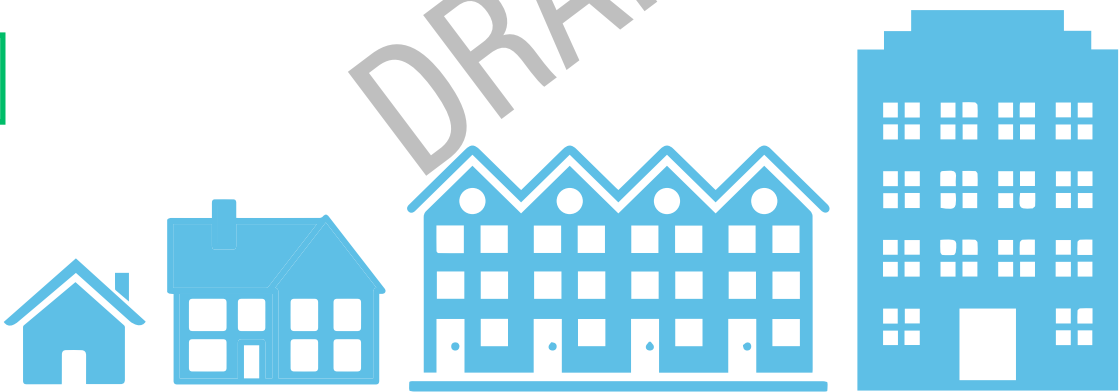
Building Transitions

At the perimeter of any residential area, buildings shall generally be designed to harmonize in scale, setback, and mass with adjacent buildings outside the boundary of the PUD. The setbacks and heights of structures bordering the PUD shall be a guide for the setbacks of buildings at the perimeter.

The structures must be placed so that the privacy of the occupants of adjacent low-rise dwellings is not invaded by the location of high-rise structures. If topographical or other barriers do not provide adequate privacy for existing residential uses adjacent to the PUD, the RPC may impose any of the following:

- Structures located on the perimeter must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses.
- Structures located on the perimeter must be permanently screened in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
- Structures located on the perimeter must be permanently screened in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
- The rear lot of residential structures that front a state, arterial, or collector road must provide adequate screening from the roadway.
- Structures on the perimeter must step down to no more than one story above adjacent

Do Step down building heights and massing to transition to surrounding neighborhood character.



Do Not Place taller structures adjacent to low rise structures without proper buffering and setbacks.



Building Transitions

Do Provide sufficient buffering and screening to protect the privacy of low-rise structures



Housing Types and Transition Examples:

A variety of housing types that transition in scale and massing to the adjacent neighborhoods are encouraged

Examples of Low-scale Residential Housing Types



Illustration of Mid-scale Residential Housing and Transition to Low-scale Residential



Images and Graphic by City of Tacoma Washington , Illustration Opticos

Open Spaces

- Common open space must be for amenity or recreational purposes.
- Existing natural areas worthy of preservation, may count towards up to half of the required open space and where possible shall include passive recreational amenities (trails, boardwalks, benches, gazebos, etc.).
- Open space must be set aside according to the phasing plan so that it becomes available as dwelling units are occupied.
- Certificates of Occupancy will be held until the open space is available according to the phasing plan.

Do

Preserve natural features, such as streams, woodlands, and wetlands whenever possible.

Convert conservation areas into an amenity with ecologically sensitive and low impact design methods such as adding boardwalks, trails, and paths.

Keep larger tracts of land for conservation areas intact by concentrating development on other areas of the site.



Do

Frame Public Open Spaces with structures and landscaping.



Do Not

Locate public open spaces surrounded by parking, roads, and impervious surfaces.

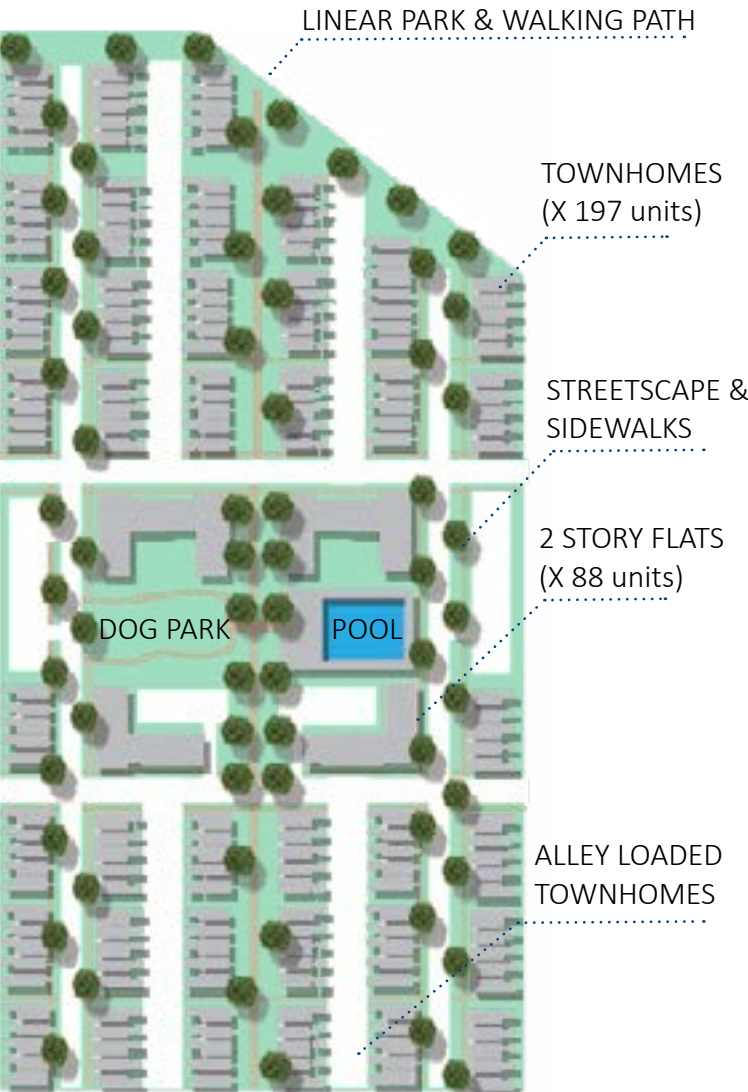


Open Spaces

Do

Right size amenities (dog parks, pools, grill areas) for the density of the PUD

Integrate buildings, open spaces, and pedestrian connections so that common open spaces are accessible and equitably distributed throughout the PUD.

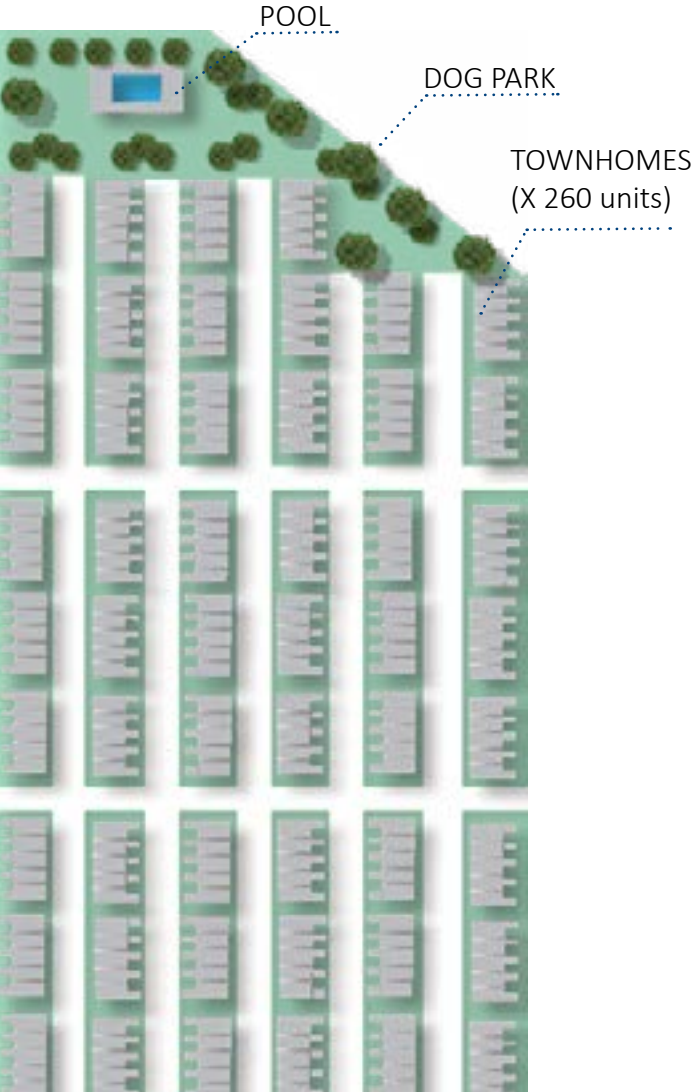


285 Units Total

Do Not

Create open spaces and amenities that are inadequate for the number of residents and guests.

Design common open spaces that are Inaccessible, unusable.



260 Units Total

Streets and Sidewalks

- The pattern of existing streets and pedestrian connections shall be continued through the PUD.
- Stub-outs should be provided for future connectivity to adjacent developments. Stub-outs must be provided on dedicated public roads to allow for eventual through traffic.
- The rear lot of residential structures that front a state, arterial, or collector road must provide adequate screening from the roadway.
- There shall be constructed sidewalks or an equivalent paved internal pedestrian circulation system. All sidewalks shall meet American with Disabilities Act (ADA) requirements.

Do

Continue existing streets and sidewalks through the PUD.



Do

Create a connected network of streets and sidewalks.



Existing Streets Local PUD Streets

Streets and Sidewalks

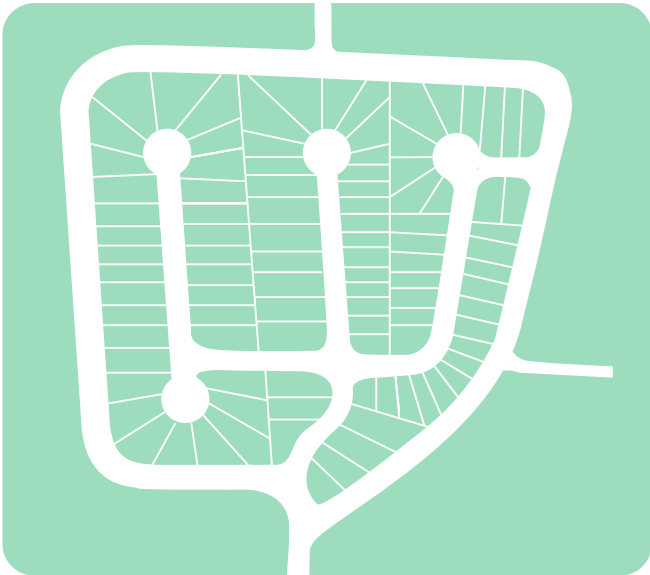
Do

Create connections to existing streets and leave ROW for potential future connections.



Do Not

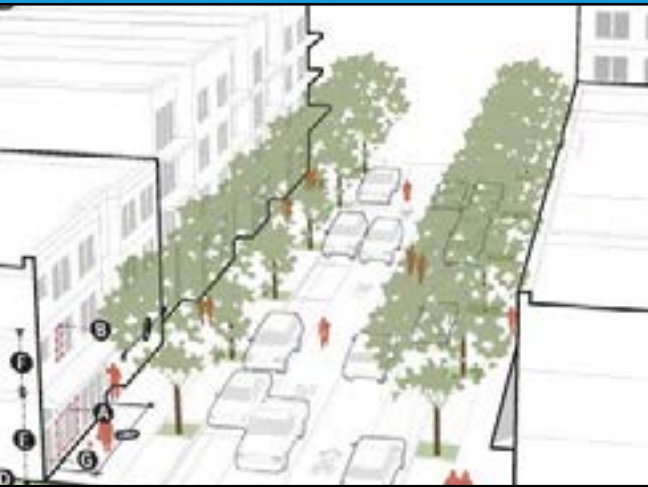
Sever potential existing or future street connections.



Sidewalk Examples:

Chattanooga's Form Based Code requires a continuous planting strip (verge) with street trees in all the downtown adjacent residential neighborhoods which buffers pedestrians from moving and parked traffic and creates a more comfortable walk.

Along the commercial corridors tree wells are required. The hardscape between tree wells allows for the heavier foot traffic on commercial streets, accommodates street furnishings and provides an alighting pad for on-street parking to serve store fronts.



Chattanooga Form Based Code Commercial Shopfront Mixed Use Zone



Chattanooga Form Based Code Residential Multi-unit Zone