

SECTION 2.09 PUD PLANNED UNIT DEVELOPMENT DISTRICT

2.0901 Purpose

The purpose of the Planned Unit Development District (PUD) is to encourage flexibility in the development of land, creative design, more orderly development and to promote and preserve the scenic features of the site. The following criteria represent the objectives of the PUD.

1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.
2. Diversification in the uses permitted and variation in the relationship of uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.
3. Functional and beneficial uses of open space areas.
4. Preservation of natural features of a development site.
5. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
6. Rational and economically sound development in relation to public services.
7. Efficient and effective traffic circulation, both within and adjacent to the development site.
8. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.

2.0902 General Standards and Criteria

In order for the Zoning Commission and Police Jury to make competent and definitive decisions concerning a Planned Unit Development's proper makeup, the following general standards and criteria shall be applicable:

A. Physical Characteristics of the Site:

The site shall be suitable for development in the manner proposed without hazard to persons or property adjacent to the site, shall use flood hazard areas if present for recreational areas and shall not promote erosion or other soil related damage. Soil conditions, drainage, vegetative cover and topography shall be maximally utilized to fit the intended design of the development.

B. Relation to Major Transit Routes:

PUD's shall be properly located with respect to interstate, major highways and major arterial streets so as not to create major shifts of traffic generation to intermediate collectors and or minor streets.

C. Internal Planned Unit Development Parameters:

1. Every dwelling unit or other use within the PUD shall have direct access to a public or private street via pedestrian ways, courts or other access related easements. It should not be construed that access for permitted uses must front on a dedicated street.
2. If lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required.
3. Open spaces shall be required within the PUD and shall be devoted to active and passive recreational purposes. Examples of recreational activities commonly found within a PUD include: playgrounds, swimming pools, club houses, golf courses, waterways and or beach frontage and nature trails. Parking areas, access easements and drainage ditches shall not be counted as open space within a PUD.
4. Central sewerage and water systems shall be provided to all uses within this district when densities exceed more than one (1) unit per acre or when residential uses are located on lots of less than one (1) acre in size.

Septic tanks and individual water wells are prohibited in PUD developments.

D. Impact on Natural and Scenic Rivers (Amended 4/16/04 ZC03-0-062 OCS#04-0848)

Whenever application is made for rezoning of property to PUD that is situated along a waterway included in the Natural and Scenic Rivers System, or for the rezoning of property to PUD for property which has been determined to have the potential for an adverse impact on such waterways, or on any property situated thereon, in addition to complying with all other applicable provisions of the St. Tammany Parish Land Use Ordinance, the following provisions and requirements shall apply:

- 1) The applicant for rezoning shall comply with all rules and regulations governing the PUD zoning district.
- 2) The applicant shall file a copy of all permits required by the state, a state agency and the federal government for development of properties affecting natural and scenic rivers.
- 3) Prior to any final decision on any application for a rezoning that may have the potential for significant impact on such waterways or property, an

evaluation shall be made of the impact that the activities may have on the unique character and value of such waterways and properties.

- 4) The evaluation and final determination on any such application by the reviewing authority should insure compatible uses and development of such property, so as to maintain the natural and physical features of the waterways that are included in the Natural and Scenic Rivers system and the aesthetic values of the property situated along and accessible to the natural and scenic rivers in St. Tammany Parish.

2.0903 Plan Approval:

- A. Prior to submitting a PUD rezoning petition, an informal pre-application conference with designated staff from the Parish Department of Development shall be required. The purpose of this conference shall be to discuss PUD parameters and to bring the overall petition as nearly as possible into conformity with Parish regulations.

Following the PUD pre-application conference, a Conceptual Plan shall be submitted with the rezoning application. This plan shall provide the following information:

1. The title of the project and the names of the project planner and developer.
2. A legal description of the property including Township, Section and Range.
(Revised ZC00-005, OCS 2039 5/4/2000)
3. Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed PUD shall be designated. This plat shall include all existing physical features such as existing streets, buildings, water courses, easements, soil conditions, vegetative cover and topography.
4. Site information including the following criteria shall be provided:
 - a. Boundaries of the property involved,
 - b. Average size and maximum number of lots, (Revised ZC00-005, OCS 2039 5/4/2000)
 - c. Parcels or sites to be developed or occupied by buildings,
 - d. The general location and maximum amount of area to be developed for parking,
 - e. The general location of areas to be devoted to open space, including those areas to be dedicated or conveyed for parks, playgrounds or school sites,
 - f. Public building(s) and other common use areas,
 - g. The approximate location of ingress, egress and access streets,
 - h. The approximate location of pedestrian and vehicular ways, and
 - i. The extent of landscaping and planting.

- j. Location and/or source of water and sewer facilities, (Revised ZC00-005, OCS 2039 5/4/2000)
 - k. Front, side and rear yard setback lines. (Revised ZC00-005, OCS 2039 5/4/2000)
5. Tabulation of the maximum square footage of each use.
 6. The proposed maximum height of any building or structure.
 7. Maximum total land area, Minimum public and private open space, streets, off-street parking and loading areas.

Breakdown by percent of total land area devoted to each use such as:

- a. Residential uses
 - b. commercial uses
 - c. industrial uses
 - d. open-space
 - (1.) Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts and other similar and comparable uses approved by the St. Tammany Parish Department of Planning; (Amended 1/17/03 ZC02-08-058 OCS#02-0594)
 - (2.) Passive recreation shall include such comparable uses as picnic areas, nature trails, and other similar and comparable uses approved by Parish Department of Planning; (Amended 1/17/03 ZC02-08-058 OCS#02-0594)
 - (3.) A minimum of fifteen percent (15%) open-space shall be required for all Planned Unit Developments containing a land area of ten (10) acres or less and twenty five percent (25%) open-space shall be required for all Planned Unit Developments greater than ten (10) acres provided that no more than fifty percent (50%) of the required greenspace shall be satisfied using Limited Use Land (herein defined). Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space. (Amended 1/17/03 ZC02-08-058 OCS#02-0594)
 - e. access parking and loading areas
 - f. location of the existing and proposed easements to the extent they are reasonably ascertainable with the understanding that the future easements may be needed based on more complete engineering studies. (Revised ZC00-005, OCS 2039 5/4/2000)
8. If the Planned Unit Development is proposed to be constructed in phases, indicate proposed development scheduling in detail including:
 - a. The approximate date when construction of each phase of the

project can be expected to begin; and
b. The order in which the phases of the project will be built.

9. Restrictive Covenants including the assurance of maintenance of common areas and the continued protection of the PUD. The Department of Planning must review and approve the Restrictive Covenants prior to recordation thereof with the Clerk of Court. (Revised ZC00-005, OCS 2039 5/4/2000)
10. Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.
11. Environmental Assessment Data Form (signed and dated). (Revised ZC00-005, OCS 2039 5/4/2000)
12. Initial wetland delineation as determined by a qualified wetlands consultant. (Revised ZC00-005, OCS 2039 5/4/2000)
13. Flood Zone demarcation lines (indicate FIRM Map and panel number). (Revised ZC00-005, OCS 2039 5/4/2000)
14. Documents indicating ultimate disposal of surface drainage. (Revised ZC00-005, OCS 2039 5/4/2000)
15. The Zoning Commission or the Police Jury may require additional material such as plans, maps, aerial photographs, studies and reports which may be needed in order to make the necessary findings and determinations that the applicable Parish standards and guidelines have been achieved.

B. The Zoning Commission shall forward a recommendation to approve or deny the PUD to the St. Tammany Parish Police Jury after the required public hearing. The Zoning Commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters including:

1. The tract for the proposed PUD is suitable in terms of its relationships to the Parish Comprehensive Plan and that the areas surrounding the proposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.
2. That the desirable modifications of general zoning or PUD regulations as applied to the particular case, justify such modifications of regulations and at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plan.\
3. That increased open space over conventional development is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site and considered in the development plan presented.

C. Binding Nature of approval for PUD

All terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations.

1. Tentative-Preliminary-Final Development Plans

Plans for development of land approved for PUD shall be processed in accordance with the procedures established by the St. Tammany Parish Subdivision Regulations (Ordinance No. 499) - if required.

2. Final Development Plan

After approval of the Conceptual Development Plan by the Police Jury the applicant shall submit a Final Plan to the Department of Development indicating all terms, conditions, safeguards and stipulations required by the Zoning Commission and the Police Jury.

2.0904 Appeals

Any applicant or owner of property may appeal to the Police Jury from any recommendation of the Zoning Commission or from any conditions the Commission imposes or fails to impose in its recommendations, by filing a written notice of appeal with the Department of Development within fifteen (15) days after the date of the close of the public hearing on the requested Planned Unit Development. If the applicant files a notice of appeal; a conceptual site plan incorporating any and all conditions that are not being appealed shall be filed with the Department of Development within thirty (30) days after the date of the close of the public hearing on the requested planned development or the application shall be deemed withdrawn. Upon receipt of the revised plan, the appeal shall be placed on the next Police Jury regarding the appeal shall be incorporated into the ordinance enacting the Planned Unit Development.

2.0905 Amendment to the Planned Unit Development

Amendments to the PUD shall be classified as either major or minor in character.

- A. Major amendments to the PUD shall require the developer to submit revised plans to the Department of Development. Upon review of the proposed amendments to the PUD by the staff, a public hearing shall be established for the review of the changes by the Zoning Commission. The Zoning Commission shall have the authority to review and approve all major changes to the PUD.

Public advertisement shall be required at least fifteen (15) days prior to the meeting date and shall run in the official journal of the Parish at least twice during that time period.

Furthermore, the developer shall pay additional fees for procurement of his

proposed PUD changes. The additional fees shall be established by the Department of Development upon initial review of the proposed amendments.

Major changes to the PUD plan include:

1. The use of the land,
 2. The use, bulk and location of significant buildings and structures,
 3. The quantity, quality and location of open spaces; and
 4. Intensity of use and or the change or density.
- B. Minor amendments to the PUD shall be construed as all other changes not considered major amendments. Minor amendments change shall be submitted for review by the Department of Development and may be put into effect only after a letter of no objection is filed and submitted from the Department of Development to the Chairman of the Zoning Commission.