

# Proposed Edits to UDO Adoption Draft

## 20.02.50(b) – PUD Qualifying Standards

### **CURRENT LANGUAGE**

A petition for rezoning into a Planned Unit Development (PUD) district may only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director:

- (1) The proposed PUD zoning district includes a minimum of five acres of land;
- (2) The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;
- (3) Where residential dwelling units are proposed, a minimum of 15 percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana, unless the City otherwise adjusts or releases this requirement. A payment-in-lieu of providing income-restricted housing may be authorized by the Common Council, provided the payment is in an amount estimated to offset the cost to the City of providing an equivalent amount of income-restricted housing.
- (4) The proposed PUD could not be developed using conventional zone districts or standards established in this UDO;
- (5) The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and
- (6) The proposed PUD zoning district embraces several highly-valued design features, as determined by the Planning and Transportation Director, including but not limited to:
  - (A) No block perimeter greater than 1,400 feet in the development;
  - (B) Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
  - (C) Internally and externally connected park, trail, and open space system;
  - (D) Low Impact Development design features throughout the development;
  - (E) Solar orientation of building forms and other passive energy-efficient design strategies throughout the development,
  - (F) Community-level renewable energy production;
  - (G) Protection of specific natural, environmental, or scenic resources or green spaces; and/or
  - (H) Retaining natural landforms throughout the development.

### **PROPOSED LANGUAGE – rearrange high-valued design features**

A petition for rezoning into a Planned Unit Development (PUD) district may only be considered if the petition meets the following criteria, as determined by the Planning and Transportation Director:

- (1) The proposed PUD zoning district includes a minimum of five acres of land;
- (2) The land included in the proposed PUD zoning district is not within the Mixed-Use Downtown (MD) zoning district;
- (3) Where residential dwelling units are proposed, a minimum of 15 percent of the total dwelling units must be permanently income-limited through a deed restriction to households earning less than 120 percent of the HUD AMI for Monroe County, Indiana, unless the City otherwise adjusts or releases this requirement. A payment-in-lieu of providing income-restricted housing may be authorized by the Common Council, provided the payment is in an amount estimated to offset the cost to the City of providing an equivalent amount of income-restricted housing.
- (4) The proposed PUD could not be developed using conventional zone districts or standards established in this UDO;
- (5) The land included in the proposed PUD is under single ownership or control. Single control of property under multiple ownership may be considered when the petition includes enforceable agreements, covenants, or commitments that run to the benefit of the City and that the City may require to be recorded if the PUD is approved; and
- (6) The proposed PUD zoning district embraces the following highly-valued environmental design features:
  - (A) Protection of specific natural, environmental, or scenic resources or green spaces; and/or
  - (B) Retaining natural landforms throughout the development.
- (7) The proposed PUD zoning district embraces several highly-valued community design features, as determined by the Planning and Transportation Director, including but not limited to:
  - (A) No block perimeter greater than 1,400 feet in the development;
  - (B) Centralized gathering and recreation spaces of an appropriate size for the entire development, or designed to serve an area larger than the entire development;
  - (C) Internally and externally connected park, trail, and open space system;
  - (D) Low Impact Development design features throughout the development;
  - (E) Solar orientation of building forms and other passive energy-efficient design strategies throughout the development, and/or
  - (F) Community-level renewable energy production;
  - (G) ~~Protection of specific natural, environmental, or scenic resources or green spaces; and/or~~
  - (H) ~~Retaining natural landforms throughout the development.~~