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Planning and Development Services
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Planned Unit Development Worksheet

PUDs are intended to allow flexibility in planning and designing for unique or environmentally-sensitive properties that are a minimum of ten acres in size unless located in an LC zoning district where the minimum is three acres in size. A PUD shall be developed in accordance with a common development scheme. PUD zoning is designed to accommodate land uses that cannot be accommodated using the districts in the ULDC. A PUD may be used to permit new or innovative concepts in land use and standards not permitted by zoning in the ULDC.

PROJECT NAME: My Project

ADDRESS: Where is the development located? If there is not an address assigned, provide the legal description.

BRIEF PROJECT DESCRIPTION: Describe how this development meets the purpose of a Planned Unit Development.

BASE ZONING: Select base zoning district

Purpose. The planned unit development district is a district designed to provide for the development of land as an integral unit for single or mixed uses in accordance with a detail plan that may vary from the established regulations of other zoning districts. It is the intent in such a district to insure compliance with good zoning practices while allowing certain desirable departures from the strict provisions of specific zoning classifications

Explain in detail the mix of uses that vary from the established regulations of zoning districts available within the City. How is this PUD going to insure compliance with good zoning practices?

EXAMPLE talking points: Property development standards, Design standards, Compatibility standards, Operational performance standards, etcetera.

Relation to the comprehensive plan. A general statement setting forth how the proposed development will relate or not relate to the city's planning forecasting tools and the degree to which it is or is not consistent with the comprehensive plan and the proposed base zoning district

Proposed Base Zoning District

Designate the requested base zoning district that will govern all uses and development standards unless otherwise stated in the PUD. Why was this district chosen? Describe how this district will help create the desired development.

City's Comprehensive Plan

How does this PUD help further the City's goals as set out in the Comprehensive Plan? Use examples from the plan to show how this PUD meets the goals of the city.

Future Land Use Plan

What is the current FLUP designation for the property? Is the FLUP in line with the proposed development or will



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you be requesting an amendment? How will the proposed PUD affect the current and future plans for the City? Site plan recommended.

Acreage. The total acreage in the plan as shown by a survey or plat, certified by a registered professional land surveyor

Describe property size, shape, and location. Include any unique physical characteristics of the property. Provide survey, plat, topographical, or flood map.

Land uses. Permitted uses, specified in detail, and the acreage for each use

What are the general land use classifications of the development (residential, multi-family, commercial, industrial)? Specify the location and acreage for each. Show how the mix of uses will interact with each other. How much of each use is being proposed?

Any uses you would like to include or exclude from the base zoning district? Are there any additional conditions you would like to include on the permitted land uses?

EXAMPLES:

Gas stations will not be permitted on local roads.

Limited multifamily units are permitted; entire PUD must remain under # dwelling units.

Live work units are permitted – living quarters may not be on the first floor. These will be limited to custom manufacturing, day care, office, personal service, restaurant, and retail uses.

Diagram recommended.

Off-site information. Adjacent or surrounding land uses, zoning, streets, drainage facilities and other existing or proposed off-site improvements, sufficient to demonstrate the relationship and compatibility of the development to the surrounding properties, uses, and facilities

Explain the zoning districts and specific uses of the surrounding properties? What standards were they built to? How is this similar or different than what is being proposed?

Reference to existing maps recommended.

Traffic and transportation. The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic; the proposed access and connection to existing or proposed streets adjacent to the development and the traffic generated by the proposed uses. Identify the relationship of each proposed street to the city's major thoroughfare plan

Are there any proposed thoroughfares in this vicinity? Are you incorporating additional collector or arterial roadways? Discuss how traffic relates to the surrounding area.

Development standards. Development standards, if different from the base zoning district, for each proposed land use, as follows:

Zoning	Density	Minimum Lot Size	Lot Coverage (max %)	Lot Frontage (min feet)	Building Height (max feet)	Minimum Setback (min feet)			
						Front	Rear	Interior Side	Street Side
Base zone		10,000	75	50	60	25	5	5	25
Deviation	_____	5,000	_____	_____	_____	15	_____	_____	_____



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Existing conditions. On a scaled map sufficient to determine detail, the following shall be shown for the area within the proposed development (recommend multiple features on one map)

Existing streets

What are the classifications of the existing streets surrounding the property? Will there be any necessary modifications (additional dedication, widening, turn lanes, street lights, etc.)? Area map recommended.

Existing floodplain, floodway and major drainage way conditions

Is the property within the current floodway, 100-year, or 500-year floodplain? Is a LOMR necessary? Explain how the natural drainage flows and how development will change this? How will site drainage be managed? Flood map and drainage plan recommended.

Existing zoning districts within and adjacent to the proposed development

Describe the surrounding zoning districts. What does existing or future development look like in these areas? How will they interact with the development you are proposing? Zoning map recommended.

Existing land use

Describe the zoning districts and uses of the surrounding properties? Do the districts and uses align? Land use map recommended.

Existing utilities, including water, wastewater and electric lines

Where are the closest utilities? How will utilities be extended to and through the development? Utility plan recommended.

Buildings. The locations, maximum height, maximum floor area and minimum setbacks for all nonresidential buildings

Discuss building interaction and what sort of impact the building will have to the PUD. What role does the building take? Site plan and elevations recommended.

Residential development. The numbers, location, and dimensions of the lots, the minimum setbacks, the number of dwelling units, and number of units per acre (density)

Discuss how residential development will interact with commercial. Include what the goal and role this development will have. Site plan recommended.

Water and drainage. The location of all creeks, ponds, lakes, floodplains or other water retention or major drainage facilities and improvements

Discuss the water and drainage needs to make this development work. Will it meet or exceed current city regulations? Will drainage be designed as an amenity? Site plan recommended.

Utilities. The location and route of all major sewer, water, or electrical lines and facilities necessary to serve the development

Water, wastewater, and electric lines will have to be extended to and through the development. Where are the



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closest utilities to the development? Is a lift station or other infrastructure necessary? Describe any infrastructure needs for this PUD, including placement. Site plan recommended.

Open space. The approximate location and size of greenbelt, open, common, or recreation areas, the proposed use of such areas, and whether they are to be for public or private use

Provide square footage and ratio of open space to impervious surface area. Site plan recommended.

Sidewalks and bike paths. Sidewalks or other improved ways for pedestrian or bicycle use

Describe how new sidewalks and bike paths will be incorporated into the overall development and integrated with the existing city systems. Site plan recommended.

Landscape plan

Landscape

Describe how landscaping requirement will be met and maintained. If landscaping will be enhanced for the PUD, include new calculations for review. Landscape plan required.

EXAMPLE:

We propose to increase the landscaping requirement. Each residential lot will be required to have 1 tree.

Streetscape

Streetscape must be included on landscape plan. Describe how streetscape requirement will be met and maintained. If streetscape will be enhanced for the PUD, include new calculations for review.

EXAMPLE:

We propose to increase the streetscape requirement in commercial areas to require 1 tree per 20 feet.

Phasing schedule. A development larger than 100 acres shall provide a phasing schedule depicting the construction phases

How many phases and the estimated time for each. What are the benchmarks for each phase? Site plan recommended.

EXAMPLE:

3 development phases. Phase 1 will take approximately # months.

Phase 2 will take approximately # months.

New stop light at x and y intersection will be installed prior to recordation of section 2 final plat. Phase 3 will take approximately # months.