

2001 Comp Plan – main mentions of PUD

(these excerpts reinforce the idea that PUDs have had their time in Saratoga, but that we have outgrown them)

2001 Comp Plan – p. 51

5.10 **Limit the Use of Planned Unit Districts (PUD)**

PUDs should be **discouraged** in most areas of the City. This will serve to further **reinforce the role** of the **Special Development Areas** and the **Conservation Development District** as the **preferred channel for growth** and will help **remove many political considerations from planning actions**.

2001 Comp Plan – p. 9

The following are the major procedural policies in the Plan:

- ...
- **Limit** the use of Planned Unit Development (PUD) districts.
-

2001 Comp Plan – p. 17

Section 2.5 – Local Complexities

- ...
- There has been a **growing number of Planned Unit Development (PUD)** and zoning variance requests to counter the inflexibility of current zoning regulation. Continual zoning regulation changes and **PUD proposals require City Council legislative approval** thereby **lengthening and often politicizing the approval process**.
- ...

2001 Comp Plan – p. 29

[Rationale for Special Development Areas] Establishing this innovative approach to these selected Special Development Areas would:

- ...
- Reduce the growing number of Zoning Board of Appeals applications and Planned Unit Development proposals that require Council approval.
- ...

Zoning Ordinance – main mentions of PUDs

Section 10.2 is devoted to PUDs (among Amendments to Ordinance)

10.2.2 LEGISLATIVE AUTHORITY AND APPLICABILITY

- A. The creation of a PUD shall constitute an amendment to the Zoning Ordinance and shall require approval by the City Council. The provisions of a PUD do not apply to the specific area until the effective date of a Zoning Ordinance amendment established by resolution of the City Council.
- B. A Planned Unit Development may be **permitted in any area except the Rural Residential District and Public Water Supply and Wetland Protection District.**

10.2.3 PLANNED UNIT DEVELOPMENT OBJECTIVES –

[NOTE: These are the 9 “requirements” listed in the 2014 Comp Plan as though they were special hurdles that PUDs will have to meet in the CDD. But ALL PUDs must meet these. They offer no special protection to the greenbelt.]

In order to justify the establishment of a PUD as an alternative to current zoning regulation and carry out the intent of this Section, a PUD shall achieve the following objectives:

1. Provide for a development pattern of mixed-uses consistent with the objectives of the Comprehensive Plan.
2. Provide for a more efficient arrangement of land uses, buildings, circulation systems, infrastructure and open space than otherwise possible under current zoning.
3. Provide for diversity in residential housing opportunities at varied economic levels.
4. Provide for uses and amenities that fulfill an identifiable community need.
5. Provide for enhanced open space and the preservation of natural resources.
6. Prevent soil erosion and enhance the preservation of trees, outstanding natural topographical and geological features.
7. Enhance integration of transportation systems including vehicular, pedestrian, bicyclist and transit.
8. Minimize adverse impacts of land development upon neighboring properties
9. Provide for a more economically viable and environmentally sustainable land use pattern than would be possible through the strict application of other Articles of this Chapter.

2014 Comp Plan (draft Nov 21, 2014)

Note: I could not find any general action item to “discourage but not prohibit” PUDs throughout the City.

Community form, design and quality – p. 47

- 3.4-1 Maintain and promote the “city in the country” form that includes an intensively developed urban core, vibrant central business district, well defined urban edges and an outlying area comprised of open lands, landscape or rural character and low density development.
- 3.4-2 Maintain the greenbelt by restricting incompatible uses and the intensity of development.
- 3.4-3 **Prohibit the establishment of Planned Unit Developments** (PUDs) in the Conservation Development District **unless** a proposed development demonstrates it is consistent with the comprehensive plan and meets a legitimate public interest in protecting the greenbelt (see the Future Land Use Chapter for more information) by safeguarding the ‘greenbelt’ through protection of natural resources, protecting of the unique community character, sustaining of the economic benefits related to the unique character and mitigating for a changing climate.

[NOTE: “Unless” is the new “yes” – these are vague, ambiguous, easy to fulfill]

Specifically, a proposed development should achieve the following [NOTE: these 9 points come directly from the generic Zoning Ordinance language for all PUDs and offer no unique protection for PUDs in the greenbelt]:

1. Provide for a development pattern of mixed-uses.
2. Provide for a more efficient arrangement of land uses, buildings, circulation systems, infrastructure and open space than otherwise possible under current zoning.
3. Provide for diversity in residential housing opportunities at varied economic levels.
4. Provide for uses and amenities that fulfill an identifiable community need.
5. Provide for enhanced open space and the preservation of natural resources.
6. Prevent soil erosion and enhance the preservation of trees, outstanding natural topographical and geological features.
7. Enhance integration of transportation systems including vehicular, pedestrian, bicyclist and transit.
8. Minimize adverse impacts of land development upon neighboring properties.
9. Provide for a more economically viable and environmentally sustainable land use pattern than would otherwise be possible.