



Town of **Jamestown**

Planned Unit Developments

Planned Unit Developments

- A PUD (Planned Unit Development) is a land use regulatory tool that is generally intended to encourage the master planning and unified development of large tracts of land.
- PUDs are *typically* designed to promote a mix of uses, encourage design flexibility, promote multi-modal connectivity, be sensitive to natural and environmental features, and facilitate efficient use of infrastructure.

Planned Unit Developments

- PUDs have their origin in the planned communities movement of the 1960s and 70s that emerged as a response to suburban sprawl and large scale homogenous developments (e.g. Levittown).
- Integrated / mixed use development that included single family homes was a relatively novel concept and required a new approach to developer lending and mortgage financing.

Planned Unit Developments

- In 1963 the Federal Housing Administration publishes manual 1097: *Planned Unit Development with a Home Association* to guide developers to qualify their projects for FHA lending.
- USDA, HUD and other agencies establish programs over the years to oversee lending and mortgage guarantees for PUDs.
- To qualify for FHA financing, PUDs had to be “approved” by HUD until 2003.
- 1998 – North Carolina adopts Chapter 47F – The Planned Community Act

Planned Unit Developments

- While the term “Planned Unit Development” is the most common name given to developments of this type, there are other approaches that can achieve the same / similar results.
- Some ordinances provide for general conditional zoning districts that have no established regulations, but allow for development proposals of a certain size to propose their own conditions.
- Development agreements provide local governments with the ability to enter into a type of contractual arrangement that specifies development / zoning conditions.

Planned Unit Developments

- In North Carolina, PUDs are typically regulated as a type of conditional zoning district.
 - Conditional zoning districts require public hearing and approval in the same manner as other legislative zoning actions.
 - Development standards are typically specified in a conceptual site plan that is incorporated into the zoning amendment.
 - Future development and use of the property is governed by the concept plan.
 - Major amendments require resubmission and approval through the same legislative hearing process.

PUD Concept Plans

Concept plans for Planned Unit Developments typically address the following development components:

- Land Use
- Residential Density
- Building Setbacks
- Permitted Uses
- Open Space
- Architecture / Design Criteria
- Signs
- Landscaping
- Streets / Connectivity
- Parking / Loading
- Pedestrian and Bike Ways
- Utilities
- Environmental Protection
- Phasing

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APPROVAL BY THE BOARD OF DIRECTORS AND THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, AND APPROVAL BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO	
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LAND USE CHART

KEY	LAND USE	TOTAL AREA
	SINGLE FAMILY	96.72% AC.
	MULTI-FAMILY	66.09% AC.
	RECREATION	6.01% AC.
	COMMERCIAL	5.29% AC.
	COTTON AREA/ OPEN SPACE	95.44% AC.
	RIGHT-OF-WAY	34.49% AC.
	MUD POND/IMP MOUNT OF MUD	14.75% AC.

[illegible]

LAUREL OAK RANCH
ABBOTTS CREEK TOWNSHIP 4/2/06

SKETCH PLAN

PREPARED FOR:
BAUSART ENTERPRISES, LLC
3015 MAPLEWOOD AVE.
WINSTON-SALEM, NC 27103

PREPARED BY:
H. J. ...

STIMMEL ASSOCIATES, P.A.
LANDSCAPE ARCHITECTURE • LAND PLANNING • CIVIL ENGINEERING
308 WEST FOURTH ST., SUITE 1-A WASHINGTON, SALEM, NC 27340
PHONE: (919) 734-0941 FAX: (919) 734-0946

姓名: 张明华 性别: 男	学号: 101010101
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PUD Example – Laurel Oaks Ranch



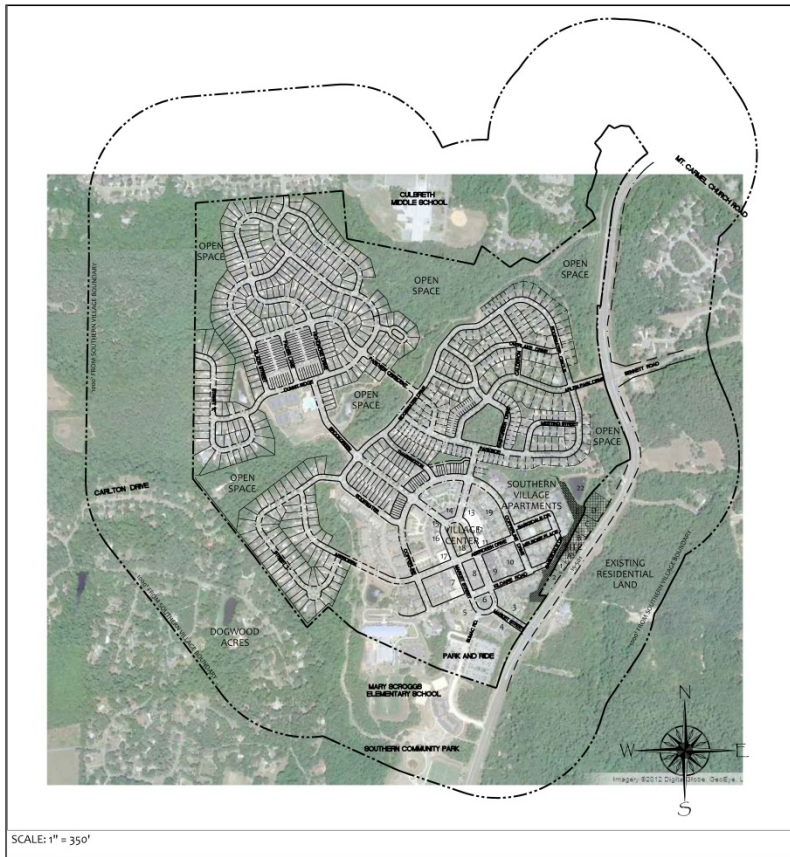
PUD Example – Baxter Village



PUD Example – Baxter Village



PUD Example – Southern Village



DATA

APPLICANT BRYAN PROPERTIES
400 MARKET STREET, STE. 115
CHAPEL HILL, NC 27516

PROJECT AREA

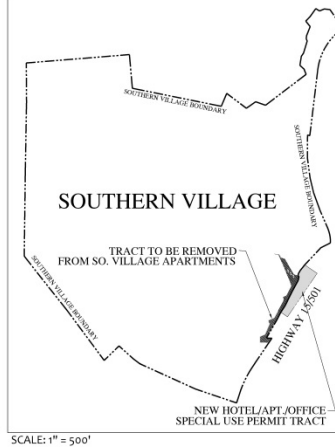
EXISTING ZONING

REZONING: 4.14 AC.
SPECIAL USE PERMIT: 3.48 AC.
R-2, R-5-C, NC-C

APPLICANT/OWNERS INFORMATION

OWNER'S NAME	ADDRESS	PARCEL NUMBER	ACREAGE	PROP. ZONE	MAP
James E. Allen	828 Sogaryny Road Chapel Hill, NC 27514	9787-58350	0.5485	MU-1A	A
James Paulina	PO Box 713 Clear Hill, NC 27514	9787-58351	0.5747	MU-1A	A
Trentley & Ann Holliman	124 Cottonville Drive Chapel Hill, NC 27516	9787-54796	0.6354	MU-1A	C
Reading Land, LLC	400 Market Street, Suite 115, Chapel Hill, NC 27515	9787-54828	0.9085	MU-1A	C
Southern Village Apartments LLC	781 Green Valley Road, Greensboro, NC 27408	9787-58854	1.1132	MU-1A	E
TOTAL AREA			3.476		

ADJACENT OWNERS INFORMATION

[illegible]

Tony M. Tate
Landscape Architecture, PA



REVISIONS:

AREA MAP
Southern Village
115-501 South, Chapel Hill, NC 27515
Bryon Properties, 400 Market Street

SCALE:
AS NOTED
DRAWN BY:
T.M.T.
PROJECT #

DATE: 12/01/12
SHEET

A-1

On

PUD Example – Southern Village



PUD Example – Meadowmont



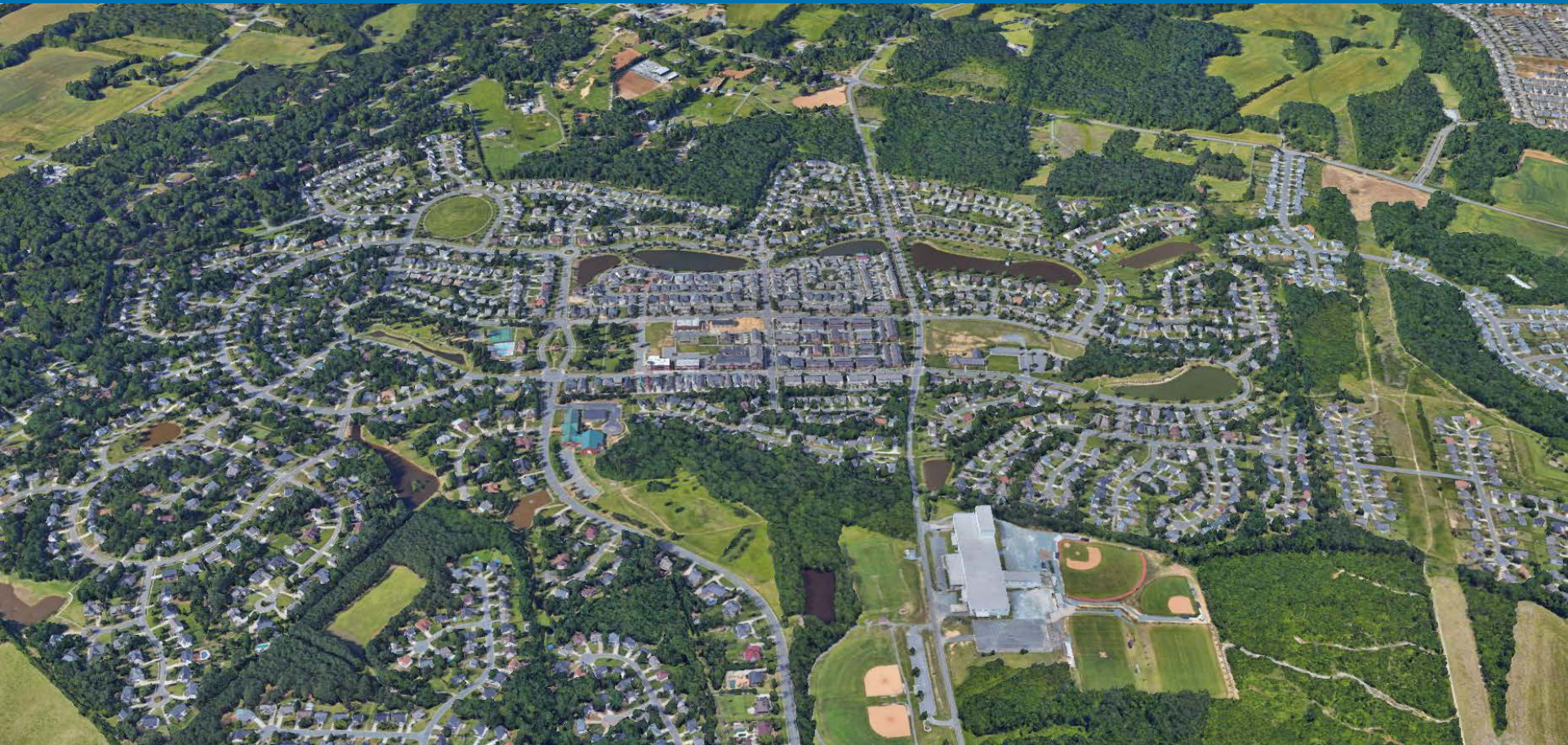
PUD Example – Meadowmont



PUD Example – Vermillion



PUD Example – Lake Park



PUD Example – Sun City Charlotte





Town of **Jamestown**

Planned Unit Development Survey



Overall Statistics

Total Respondents	204	
Number “ very satisfied ” with at least one element	35	17%
Number “ satisfied ” with at least one element	130	64%
Number “ not satisfied ” with everything	47	23%
Number “ satisfied ” with everything	14	7%

Concerns Over Current Proposal

- Residential Housing Types
- Commercial Uses
- Density
- Traffic
- Schools
- Property Values / Taxes
- Quality / Developer
- Growth / Change
- Infrastructure / Services
- Crime

Level of Satisfaction by Element

Street Network	Pedestrian / Bicycle Network	Density	Character / Design	Mix of Uses	Housing Types	Parks & Open Space
Not Satisfied	Satisfied	Not Satisfied	Not Satisfied	Not Satisfied	Not Satisfied	Satisfied



Street Network Statistics

Total Respondents	189	
Number “ very satisfied ” with the street network	14	7%
Number “ satisfied ” with the street network	41	22%
Number “ not satisfied ” with the street network	117	62%
Number with “ no opinion ” on the street network	17	9%



Pedestrian / Bicycle Network Statistics

Total Respondents	198	
Number “very satisfied” with the ped./bike network	31	16%
Number “satisfied” with the ped./bike network	84	42%
Number “not satisfied” with the ped./bike network	65	33%
Number with “no opinion” on the ped./bike network	18	9%



Development Density Statistics

Total Respondents	201	
Number “ very satisfied ” with the development density	9	4%
Number “ satisfied ” with the development density	19	9%
Number “ not satisfied ” with the development density	166	83%
Number with “ no opinion ” on the development density	7	3%



Character / Design Statistics

Total Respondents	201	
Number “ very satisfied ” with the character / design	11	5%
Number “ satisfied ” with the character / design	32	16%
Number “ not satisfied ” with the character / design	144	72%
Number with “ no opinion ” on the character / design	14	7%



Mix of Land Uses Statistics

Total Respondents	201	
Number “very satisfied” with the mix of land uses	12	6%
Number “satisfied” with the mix of land uses	32	16%
Number “not satisfied” with the mix of land uses	145	72%
Number with “no opinion” on the mix of land uses	12	6%



Housing Types Statistics

Total Respondents	202	
Number “ very satisfied ” with the housing types	9	4%
Number “ satisfied ” with the housing types	27	13%
Number “ not satisfied ” with the housing types	160	79%
Number with “ no opinion ” on the housing types	6	3%



Parks and Open Space Statistics

Total Respondents	199	
Number “ very satisfied ” with the parks and open space	22	11%
Number “ satisfied ” with the parks and open space	79	40%
Number “ not satisfied ” with the parks and open space	81	41%
Number with “ no opinion ” on the parks and open space	17	9%

What Would Improve the Proposal?

- Parks / Green Spaces
- Like Jamesford Meadows / Whittington Hall
- Walking Trails
- Larger Lots/Lower Density
- Senior Living Options
- No / Limited Commercial (by use)
- High End Housing / Regulate Building Materials
- New School
- Control over Access
- Leave Vacant / Agricultural

Concerns Over a PUD Ordinance

- Level of Control
- Change
- Allowing too much growth
- Uncertainty
- People generally did not express concern over a PUD Ordinance, but rather answered this question about the specific proposal.
- A number of respondents admitted not fully understanding what a PUD would allow and sought additional information.



Town of **Jamestown**

PUD Survey Results