

What is a Planned Unit Development?

DEFINITION

A Planned Unit Development (PUD) is an area with a specific contiguous acreage to be developed as a single entity according to a plan for residential and non-residential uses. PUDs usually include provisions for the clustering of buildings, a mixture of land uses and building types, preservation of natural resources, and promotion of common open space. PUD allows for flexibility in terms of development standards and requirements. Ideally, this will result in a better planned and more livable development.

ELEMENTS

- design creativity;
- mixture of land uses;
- combination of architectural styles;
- creative site design;
- abundant, accessible and properly-located open and recreational space, schools and other public and private facilities;
- efficient networks of utilities, streets and other infrastructure;
- energy conservation;
- minimize negative impacts on the environment and on human quality of life.

COMPONENTS

The applicant seeking a zoning map amendment for a PUD district is required to prepare a Master Plan followed by one or more Development Plans. Each Plan includes a map component and a plan report component.

About the Planning & Development Services Office:

The Oldham County Planning & Development Services office is a land use agency created by local government to guide the county's physical development. To achieve this, the Planning & Development Services office prepares long range plans to provide for balanced growth. It reviews development proposals for compliance with locally adopted plans and regulations. It monitors development activity and requires conformance through property code enforcement.



Mission Statement:

The Oldham County Planning and Development Services Department provides exceptional customer service while furnishing advice and technical expertise to assist:

- Citizens
- Public Agencies; and
- Elected and Appointed Officials

Our department serves the community with integrity and high ethical and professional standards.

Our department focuses our efforts on a long term commitment to:

- Economic Vitality
- Environmental Integrity; and
- Quality Design and Development

Planned Unit Development (PUD) Zoning Map Amendment



Oldham County Planning and Development Services

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*How do I Apply for a PUD
Zoning Map Amendment?*

1. Complete and submit a Pre-Application along with a Concept Master Plan.
2. Attend a Pre-Application meeting.
3. Conduct a Neighborhood Meeting.
4. Complete and submit an application for the Technical Review Committee.
5. Attend a public hearing before the Technical Review Committee.
6. Complete all necessary changes recommended during the TRC Meeting.
7. Complete and submit a PUD Zoning Map Amendment application.
8. Attend a public hearing before the Oldham County Planning & Zoning Commission.
9. If approved, the Zoning Map Amendment request must be approved by the appropriate legislative body.
10. Steps 4-8 must be repeated for each Development Plan submittal.

*What are the General
Standards for a PUD?*

- A PUD must comply with the Oldham County Comprehensive Plan.
- The minimum size of a PUD shall be no less than 10 acres.
- A PUD shall have a mixed-use orientation.
- A minimum of 10% of the land area should be set aside for open space. (25% if the PUD consists of 50% residential uses or more)
- Natural resources and existing site features shall be preserved.
- A PUD shall have a pedestrian orientation with sidewalks and/or trails.
- An architectural theme shall be provided.
- A PUD shall incorporate multi-modal transportation elements.
- Consideration of capacity requirements, including: traffic impact, utilities and schools.
- A consistent lighting theme.
- Provision of transportation connections, including: street connections, pedestrian paths and sidewalks and bicycle facilities.

** Detailed Information about the steps and processes outlined in this document may be found in the Oldham County Zoning Ordinance.*

*What Happens at a Public
Hearing before the Planning &
Zoning Commission?*

The Planning and Zoning Commission serves as an instrument of local government in making decisions and recommendations concerning certain development issues.

The procedure is structured in the following manner:

1. Staff comments and questioning by the Commission – maximum 20 minutes.
2. Presentation by the applicant and others in support of the application – maximum 50 minutes.
3. Questioning of the Applicant by the Commission – maximum 15 minutes.
4. Testimony and questions by those opposing the application – maximum 50 minutes.
5. Questioning of those opposing the application by the Commission – maximum 15 minutes.
6. Rebuttal evidence by the Applicant – maximum 10 minutes.
7. Rebuttal evidence by the Opposition maximum 10 minutes.
8. Final statement of the Opposition – maximum 5 minutes.
9. Final statement of the Applicant – maximum 5 minutes.