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Deviating Developments

An Introduction to Planned Developments, Specific Use Permits,
and Zoning Board of Adjustment Variances

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Topics for discussion

- Planned Developments
- Specific Use Permits
- Variances
- Application to Bluebonnet Ridge
- Questions



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Planned Developments

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Planned Developments



- A **Planned Development (PD)**, also known as a Planned Development District (PDD) or a “floating” district
- PDs establish site specific requirements for development
- PDs may allow deviations from the regulations found in a City’s zoning and subdivision ordinances
- PDs should still advance the goals of the City’s comprehensive plan

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Planned Developments (cont'd)



G. Criteria

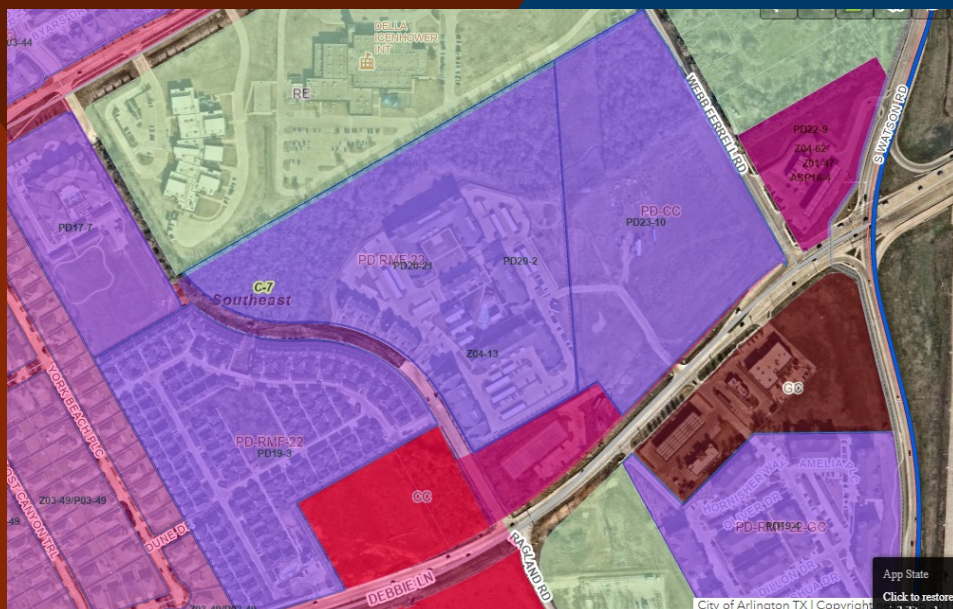
As a legislative decision, the decision to rezone to a Planned Development district is subject to the City Council's discretion. However, a rezoning is subject to state law and factors set out in the case law. The Planning and Zoning Commission and City Council may consider any or all of the following factors, along with any other relevant facts or circumstances:

1. The criteria set out in Section 10.4.2.G and 10.3.8.
2. The degree to which the planned development:
 - a. addresses a unique situation,
 - b. confers a substantial benefit to the City, or
 - c. incorporates creative site design to achieve the purposes of this Code, and represents an improvement in quality over what is possible through strict application of the otherwise applicable district or development standards. The improvements in quality may include, but are not limited to:
 - (i) improvements in open space provision and access;
 - (ii) environmental protection;
 - (iii) tree/vegetation preservation;
 - (iv) creation of multiple-use projects including residential, commercial, or recreational facilities;
 - (v) efficient provision of streets, roads, and other utilities and services; or
 - (vi) increased choice of living and housing environments.
3. The applicant's proposal is impracticable to achieve within one of the City's residential, non-residential, or mixed-use zone districts in accordance with Article 2, *Zoning Districts*, but is consistent with the criteria above.

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Planned Developments (cont'd)



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"Deviating Developments: An Intro to PDs, SUPs, and Variances"