

### SECTION 3.14 PUD PLANNED UNIT DEVELOPMENT

- A. *Purpose* – The purpose of the Planned Unit Development (PUD) is to encourage flexibility, innovation and variety in the development of land in order to promote its most appropriate use; to improve the design, character and quality of development; to facilitate the adequate and economic provision of streets, utilities and services; to achieve beneficial land use relationships with the surrounding area; to preserve the unique natural and scenic features of the landscape; and to preserve open space as development occurs.
- B. *PUD Objectives* – The following criteria represent the objectives of the planned district:
1. Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.
  2. Diversification and variation of uses, infrastructure, open spaces and lot developments.
  3. Functional and beneficial uses of open space areas.
  4. Preservation of natural features of a development site such as ponds, lakes, creeks, streams, wetlands, animal habitats, etc.
  5. Creation of a safe and desirable living environment for residential areas characterized by a planned building and site development program.
  6. Efficient and effective circulation for various means of transportation, both within and adjacent to the development site.
  7. Creation of a variety of architectural styles and housing types compatible with surrounding neighborhoods to provide greater housing choice.
- C. *PUD Application and Approval Process* – Any authorized agency of the town, parish, state, or federal government or the private owner of any tract of land, may submit to the Town of St. Francisville an application for a Planned Unit Development. The PUD application and approval process shall consist of the following steps:
1. PUD Overlay and Conceptual Plan recommendation by Planning Commission and approval by Board of Aldermen (Part VIII.Administration and Enforcement).
  2. PUD Preliminary Plan recommendation by Planning Commission and approval by Board of Aldermen (Chapter 17 Subdivisions.Article VI.Special Developments).
  3. PUD Final Plan and Final Plat approval by Planning Commission (Chapter 17 Subdivision.Article VI.Special Developments).