

ARTICLE 5. PLANNED DEVELOPMENT STANDARDS

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5.1 PURPOSE

The purpose of this Article is to provide the standards and regulations that apply to planned development approval in Section 4.4.

5.2 GENERAL STANDARDS FOR PLANNED DEVELOPMENTS

- A. The site of the planned development shall be under common ownership and/or unified control. If there are two (2) or more owners, the application for the planned development shall be jointly filed by all such owners.
- B. Planned development are allowed within the:
 - 1. Environmentally Sensitive Development Districts
 - 2. Maritime Mixed-Use Districts
 - 3. Historic Core and Historic Urban Residential Districts for the adaptive reuse of institutional and industrial structures
 - 4. Suburban Neighborhood Non-Residential Districts
 - 5. Commercial Center Districts
 - 6. Center for Industry Districts
- C. The minimum size considered appropriate for planned developments is five (5) acres. Unless it is determined that there are unique or special topographic constraints or other exceptional circumstances affecting the property, creation of a planned development is not allowed for development of tracts of less than five (5) acres since district regulations should provide for adequate development. However, the following exceptions to this minimum size apply:
 - 1. The minimum size of a planned development in the Historic Core and Historic Urban Residential Districts is two (2) acres.
 - 2. The adaptive reuse of an existing industrial, commercial, or institutional structure in any district, including the Historic Core and Historic Urban Residential Districts, shall be a minimum of ten thousand (10,000) square feet in area and is not subject to the five (5) acre minimum.

- D. The ordinance authorizing a planned development may grant exceptions to the regulations contained in this Ordinance including, but not limited to, use, density, area, bulk, yards, off-street parking and loading, and signs to achieve the objectives of the proposed planned development. Such exceptions shall be consistent with the procedures and standards of this Article. Use exceptions are prohibited in any single-family or two-family residential district in the Historic Core Neighborhood and Historic Urban Neighborhood Districts with the exception of allowing a multi-family use as part of a permitted adaptive reuse.
- E. Planned developments shall be compatible with the purpose and intent of this Ordinance and the Master Plan, including the character established within the place districts of the City: Environmentally Sensitive Development District, Maritime Mixed-Use District, Historic Core Neighborhood Districts, Historic Urban Neighborhood Districts, Suburban Non-Residential Neighborhood Districts, Commercial Center Districts, and Center for Industry Districts.
- F. Planned developments shall not adversely affect the natural environment. Natural assets and features, such as existing trees and native vegetation, shall be protected and preserved to the greatest extent practical.
- G. The site shall be accessible to public streets that are adequate to carry the traffic that will be generated by the proposed development. The streets and driveways within the proposed development shall be adequate to serve the uses within the development. The applicant is responsible for the cost and installation of any additional traffic controls and regulating devices that may be required.
- H. All proposed streets, alleys, and driveways shall be adequate to serve the residents, occupants, visitors, or other anticipated traffic. Access points to public streets, and the location of private streets, alleys, and driveways are subject to City approval when granting approval.
- I. The pedestrian circulation system and its related walkways shall be located to provide for separation of pedestrian and vehicular movement and for maximum pedestrian safety.
- J. All planned developments shall provide for acceptable design and construction of all utilities, roadways, parking facilities, landscape, and other site improvements, in accordance with the requirements of this Ordinance and the City Code.

5.3 PLANNED DEVELOPMENT EXCEPTIONS FROM DISTRICT REGULATIONS

- A. A planned development is subject to the underlying district regulations unless the City Planning Commission recommends, and the City Council grants, an exception to the district regulations. Exceptions from district regulations may be granted for planned developments, if the City Planning Commission and City Council find that such exceptions meet the following standards.
 - 1. The planned development, including all proposed exceptions, is consistent with the Master Plan and the character and nature of existing and future development in the vicinity of the proposed planned development. This includes compatibility with the character established within the place districts of the City: Environmentally Sensitive Development District, Maritime Mixed-Use District, Historic Core Neighborhood Districts, Historic Urban Neighborhood Districts, Suburban Non-Residential Neighborhood Districts, Commercial Center Districts, and Centers for Industry.

2. For use exceptions, the additional uses allowed are aligned with the intent of the planned development, are compatible with uses existing or anticipated to occur upon the adjacent sites, and will be properly screened or buffered from adjacent properties as needed to minimize potential negative impacts. Use exceptions are prohibited in any single-family or two-family residential district in the Historic Core Neighborhood and Historic Urban Neighborhood Districts with the exception of allowing a multi-family use as part of a permitted adaptive reuse.
 3. The exceptions allow the planned development to preserve unusual topographic or natural features of the land. In addition, the exceptions provide more usable and suitably located open space and natural amenities than would otherwise be provided under the strict application of district standards.
 4. The exceptions allow the planned development to implement innovative design features that would not be possible by application of the basic district regulations. This includes sustainable green design techniques, adaptive reuse of existing structures, and cluster development.
 5. The physical characteristics of the planned development, including all proposed exceptions, will not adversely affect the future development of adjacent undeveloped areas.
 6. The planned development, including all proposed exceptions, will continue to provide the same protection as the underlying district regulations in regard to fire, health hazards, and other dangers.
 7. The planned development provides a public benefit to the City, as described in Paragraph B below.
- B.** The underlying zoning district requirements apply, unless an exception is granted by as part of the conditional use approval. Exceptions to district regulations may be granted when such modifications do not negatively affect the value and enjoyment of surrounding property, the provision of municipal services, or the flow of traffic. To be granted an exception to district regulations within a planned development, the applicant shall demonstrate a substantial benefit to the City. Aspects that contribute to a substantial benefit include, but are not limited to, superior design, enhanced amenities within the development, and a commitment to the use of appropriate sustainable green design techniques as follows:
1. The applicant shall commit to the use of sustainable design and architecture, such as the use and/or incorporation of green roofs, blue roofs, bio-swales, solar panels, wind turbines, and other energy efficient design concepts, new building technologies, and Leadership in Energy and Environmental Design (LEED) or LEED-equivalent structures. This requirement does not apply to a planned development for adaptive reuse, however those practices are encouraged.
 2. The applicant shall demonstrate superior design and enhanced amenities. The following design characteristics and amenities are provided as a guide for consideration as to whether to grant an exception to district requirements. The following items are a guide and not an exclusive list of requirements. Additional design characteristics and public benefits and amenities not listed below may be considered as part of the approval process.

- a. Enhanced design characteristics including, but not limited to, mixed-use development, circulation systems that utilize alleys or traffic-calming techniques, and a pedestrian-oriented environment.
- b. Community amenities including plazas, malls, formal gardens, places to congregate, outdoor seating, public art, and pedestrian and transit facilities.
- c. Preservation of natural areas.
- d. Historic preservation.
- e. Adaptive reuse.
- f. Additional open space and recreational amenities such as recreational open space and playgrounds, including athletic fields, dog parks, and natural water features and conservation areas.
- g. Additional public infrastructure improvements in addition to the minimum required by the planned development, such as new or repaved streets, provision of bicycle paths, installation of gutters and sewers, and traffic control devices to improve traffic flow.
- h. Affordable housing.
- i. Senior housing set-aside.
- j. Provision of accessible dwelling units with accessible features beyond what is required by the Americans with Disabilities Act (ADA) or any other applicable codes.
- k. Provision of car and/or bicycle sharing facilities or other transit-oriented development best practices.

5.4 PLANNED DEVELOPMENT STANDARDS FOR ENVIRONMENTALLY SENSITIVE DEVELOPMENT DISTRICT

A. Intent

The intent of these regulations is to provide flexibility in site design and development intensity for land in environmentally sensitive areas in order to promote innovative approaches that preserve and enhance the natural and scenic qualities of wetlands and other natural land features. The clustering of new structures and improvements is encouraged for all planned developments in the Environmentally Sensitive Development District in order to maximize the preservation of open space and environmental features within the site.

B. Development Regulations

- 1. The maximum residential density of a planned development is six (6) units per acre.
- 2. The maximum floor area of non-residential uses in a planned development is five-thousand (5,000) square feet of floor area per acre of site area.
- 3. The maximum building height is thirty-five (35) feet above base flood elevation.

C. Design Standards

1. The development shall preserve scenic natural views, including views from roadways, to the extent possible.
2. Sixty percent (60%) of the entire development site shall be open space, as defined below.
 - a. For the purposes of this section, open space includes the following:
 - i. Natural water features, wetlands, and conservation areas.
 - ii. Pedestrian trails and bicycle paths.
 - iii. Recreational facilities, such as swimming pools, tennis courts, and skate parks, limited to twenty percent (20%) of the total required open space.
 - iv. Parks and playgrounds.
 - b. For the purposes of this section, open space does not include the following:
 - i. Yards on individual lots or yards that are reserved for the use of an individual property owner.
 - ii. Dedicated streets, alleys, or other public rights-of-way.
 - iii. Vehicular drives, private streets, parking and loading areas, and storage areas.
3. Where possible, critical environmental features should be protected through conservation servitudes or other similar instruments.
4. If the planned development includes a residential or commercial component, buildings within the planned development shall be grouped into clusters. A cluster may consist of a single building or a group of closely-spaced buildings. Clusters shall be located at least one-hundred (100) feet apart and shall be separated by open space as defined above.
5. Clear-cutting of forests is prohibited.

D. Required Protection of Environmentally Sensitive Areas

Disturbance to critical environmental features and wildlife habitats shall be minimized as follows:

1. New development in the ESD District shall be designed such as to avoid disturbing, to the extent possible, any critical environmental features or wildlife habitats on a site. Critical environmental features include, but are not limited to, such things as bayous, lakes, wetlands, rare or endangered species habitat, and large wooded areas. Other features may be determined to be critical to the environment and hydrology of the site and the surrounding area through the evaluation of the proposed development as part of the planned development review process.

2. The locations of any critical environmental features and wildlife habitats on the site shall be indicated on the development plan submitted with the planned development application.
3. Adverse construction impacts on environmentally critical features shall be mitigated during development.

5.5 PLANNED DEVELOPMENT STANDARDS FOR MARITIME MIXED-USE DISTRICT

A. Intent

The intent of these regulations is to provide flexibility in site design and development intensity for land in maritime mixed-use areas in order to promote innovative approaches to residential and non-residential development adjacent to wetlands and waterbodies. A waterfront orientation and clustering of new structures and improvements is encouraged for all planned developments in the Maritime Mixed-Use District in order to maximize the preservation of environmental features and increase access to the site.

B. Design Standards

1. The development shall preserve scenic natural views, including views from roadways, to the fullest extent possible.
2. Where possible, critical environmental features should be protected through conservation servitudes or other similar instruments.
3. If the planned development includes a residential or commercial component, buildings within the planned development shall be grouped into clusters. A cluster may consist of a single building or a group of closely-spaced buildings. Clusters shall be located at least one-hundred (100) feet apart.
4. Tree protection is required as per Article 8 of this Ordinance.

C. Required Protection of Wetland and Environmentally Sensitive Areas

Disturbance to critical environmental features and wildlife habitats shall be minimized as follows:

1. New planned developments in the M-MU District shall be designed such as to avoid disturbing, to the extent possible, any critical environmental features or wildlife habitats on a site. Critical environmental features include, but are not limited to, such things as bayous, lakes, wetlands, rare or endangered species habitat, and large wooded areas. Other features may be determined to be critical to the environment and hydrology of the site and the surrounding area through the evaluation of the proposed development as part of the planned development review process.
2. The locations of any critical environmental features and wildlife habitats on the site shall be indicated on the development plan submitted with the planned development application.
3. Adverse construction impacts on environmentally critical features shall be mitigated during development.

5.6 PLANNED DEVELOPMENT STANDARDS FOR HISTORIC CORE AND HISTORIC URBAN RESIDENTIAL DISTRICTS

A. Intent

The intent of these regulations is to provide greater flexibility in land development by encouraging the adaptive reuse of historic nonconforming institutional and industrial structures in residential districts without creating an unreasonable imposition on existing or future land uses in the adjacent neighborhood. Planned development is intended to encourage a mixture of housing types while minimizing negative influences such as land use conflicts, heavy traffic congestion, and excessive demands on public facilities. Furthermore, these developments shall be designed to protect and enhance the natural environment to the greatest extent possible.

B. Development Standards

Table 5.1: Residential Standards for HU and HC Planned Developments establishes the minimum lot area per dwelling unit for planned developments in the Historic Core and Historic Urban Districts.

C. Development Bonus

In the establishment and authorization of a planned development in the Historic Core and Historic Urban Residential Districts, the following provides the baseline for determining whether a project qualifies for a residential density bonus. The project may be awarded a maximum density bonus of twenty percent (20%) of the density allowed as outlined in Table 5.1.

1. The development uses innovative stormwater management that filters and stores at least twenty-five percent (25%) more stormwater than that required by this Ordinance.
2. Provides an affordable housing component on-site. Affordable housing shall be evenly distributed throughout the project, and shall be comparable to market-rate units in size, bedroom mix, and exterior finishes. A qualifying project is entitled to a density bonus if it meets one (1) of the following thresholds and maintains affordability for a period of at least fifty (50) years:
 - a. Fifteen percent (15%) reserved for low income residents earning 65% of the area median income (AMI).
 - b. One-hundred percent (100%) reserved for senior housing.
3. The development is adjacent to an existing or proposed transit route, and provides multi-modal transportation features not required by this Ordinance.
4. The development achieves Leadership in Energy and Environmental Design (LEED) or LEED-equivalent certification.

TABLE 5-1: RESIDENTIAL STANDARDS FOR HU AND HC PLANNED DEVELOPMENTS																
BULK & YARD REGULATIONS	DISTRICTS															
	VCC-1	VCC-2	VCE	VCE-1	VCR-1	VCR-2	HMR-1	HMR-2	HMR-3	HU-RS	HU-RD1	HU-RD2	HU-RM1	HU-RM2	HU-MU	
BULK REGULATIONS																
MINIMUM LOT AREA PER DWELLING UNIT¹	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du	SF: 3,000sf/du 2F: 1,700sf/du MF: 1,250sf/du	SF: 2,250sf/du 2F: 1,700sf/du MF: 800sf/du	SF: 2,250sf/du 2F: 1,700sf/du MF: 800sf/du	SF: 3,000sf/du 2F: 1,700sf/du MF: 600sf/du	SF: 3,000sf/du 2F: 1,700sf/du MF: 600sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 800sf/du
MINIMUM LOT AREA PER DWELLING UNIT WITH MAXIMUM DEVELOPMENT BONUS	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du	SF: 2,400sf/du 2F: 1,360sf/du MF: 1,000sf/du	SF: 1,800sf/du 2F: 1,360sf/du MF: 640sf/du	SF: 1,800sf/du 2F: 1,360sf/du MF: 640sf/du	SF: 2,400sf/du 2F: 1,360sf/du MF: 480sf/du	SF: 2,400sf/du 2F: 1,360sf/du MF: 480sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 640sf/du

TABLE 5-1 FOOTNOTES

¹ Residential densities identified here may be increased when a planned development meets additional development standards as outlined in Article 5.6.C, and is approved as part of a residential planned development as outlined in Article 4.4 of these zoning regulations.

5.7 PLANNED DEVELOPMENT STANDARDS FOR SUBURBAN NON-RESIDENTIAL DISTRICTS

A. Intent

The intent of these regulations is to encourage the high-quality, coordinated redevelopment of large-scale retail, service, and office complexes, such as shopping centers and office campuses. It is intended to permit such developments where there is direct access to major streets and where surrounding land uses ensure adequate traffic carrying capacity and a high level of compatibility with, and protection for, surrounding land uses.

B. Development Standards

Table 5.2: Residential Standards for Planned Developments in Suburban Non-Residential Districts establishes the minimum lot area per dwelling unit for planned developments in those districts that allow residential uses.

TABLE 5-2: RESIDENTIAL STANDARDS FOR PLANNED DEVELOPMENTS IN SUBURBAN NON-RESIDENTIAL DISTRICTS			
BULK & YARD REGULATIONS	DISTRICTS		
	S-LB1	S-LB2	S-LC
BULK REGULATIONS			
MINIMUM LOT AREA PER DWELLING UNIT¹	SF: 3,000sf/du 2F: 1,700sf/du MF: 1,000sf/du Townhouse: 1,800sf/du	SF: 3,000sf/du 2F: 1,700sf/du MF: 1,000sf/du Townhouse: 1,800sf/du	SF: 3,000sf/du 2F: 1,700sf/du MF 3-11 unit: 800sf/du MF 12-40 unit: 600sf/du MF 41+ unit: 400sf/du Townhouse: 1,800sf/du
MINIMUM LOT AREA PER DWELLING UNIT WITH MAXIMUM DEVELOPMENT BONUS	SF: 2,400sf/du 2F: 1,360sf/du MF: 800sf/du Townhouse: 1,440sf/du	SF: 2,400sf/du 2F: 1,360sf/du MF: 800sf/du Townhouse: 1,440sf/du	SF: 2,400sf/du 2F: 1,360sf/du MF 3-11 unit: 640sf/du MF 12-40 unit: 480sf/du MF 41+ unit: 320sf/du Townhouse: 1,440sf/du

C. Development Bonus

In the establishment and authorization of a planned development in the Suburban Non-Residential Districts, the following provides the baseline for determining whether a project qualifies for development bonuses. The project may be awarded a maximum of twenty-five percent (25%) height bonus or twenty percent (20%) parking reduction. In those districts where multi-family uses are allowed, the project may be awarded a maximum density bonus of twenty percent (20%) of the density allowed as outlined in Table 5.2.

1. The development uses innovative stormwater management controls that filters and stores at least twenty-five percent (25%) more stormwater than required by this Ordinance.
2. Provides water quality treatment for currently untreated, off-site areas with a drainage area of at least twenty five percent (25%) of the subject tract area.
3. Clusters impervious coverage and disturbed areas in a manner that permanently preserves the most environmentally sensitive areas of the site that are not otherwise protected.
4. Provides an affordable housing component on-site. Affordable housing shall be evenly distributed throughout the project, and shall be comparable to market-rate units in size, bedroom mix, and exterior finishes. A qualifying project is entitled to a density bonus if it meets one (1) of the following thresholds and maintains affordability for a period of at least fifty (50) years:

- a. Fifteen percent (15%) reserved for low income residents earning 65% of the area median income (AMI).
 - b. One-hundred percent (100%) reserved for senior housing.
5. The development achieves Leadership in Energy and Environmental Design (LEED) or LEED-equivalent certification.

5.8 PLANNED DEVELOPMENT STANDARDS FOR COMMERCIAL CENTER DISTRICTS

A. Intent

The intent of these regulations is to provide flexibility in promoting integrated multi-use development with a variety of residential types and compatible businesses in proximity to each other. Planned development shall assure that site development is sensitive to environmental needs and will provide for compact development that promotes walkability, transit use and community reinvestment, and offers jobs in close proximity to residences.

B. Development Standards

Table 5.2: Residential Standards for Planned Developments in Commercial Center Districts establishes the minimum lot area per dwelling unit for planned developments in those districts that allow residential uses.

TABLE 5-3: RESIDENTIAL STANDARDS FOR PLANNED DEVELOPMENTS IN COMMERCIAL CENTER DISTRICTS		
BULK & YARD REGULATIONS	DISTRICTS	
	MU-1	MU-2
BULK REGULATIONS		
MINIMUM LOT AREA PER DWELLING UNIT¹	SF: 2,250sf/du 2F: 1,700sf/du MF: 800sf/du Townhouse: 1,800sf/du	SF: 1,500sf/du 2F: 1,000sf/du MF: 600sf/du Townhouse: 1,800sf/du
MINIMUM LOT AREA PER DWELLING UNIT WITH MAXIMUM DEVELOPMENT BONUS	SF: 1,800sf/du 2F: 1,360sf/du MF: 640sf/du Townhouse: 1,440sf/du	SF: 1,200sf/du 2F: 800sf/du MF: 480sf/du Townhouse: 1,440sf/du

C. Development Bonus

In the establishment and authorization of a planned development in the Commercial Center Districts, the following provides the baseline for determining whether a project qualifies for development bonuses. In no case may the development bonus exceed twenty percent (20%) of the density, fifty percent (50%) of the height, or reduce the parking more than thirty percent (30%) of that allowed by the zoning district.

1. The development uses innovative stormwater management controls that filters and stores at least twenty-five percent (25%) more stormwater than required by this Ordinance may be awarded a maximum of twenty-five percent (25%) height bonus and fifteen percent (15%) parking reduction.
2. Provides water quality treatment for currently untreated, off-site areas with a drainage area of at least twenty five percent (25%) of the subject tract area may be awarded a maximum of twenty-five percent (25%) height bonus and fifteen percent (15%) parking reduction.

3. Provides an affordable housing component on-site. Affordable housing shall be evenly distributed throughout the project, and shall be comparable to market-rate units in size, bedroom mix, and exterior finishes. A qualifying project is entitled to a density bonus if it meets one (1) of the following thresholds and maintains affordability for a period of at least fifty (50) years:
 - a. Fifteen percent (15%) reserved for low income residents earning 65% of the area median income (AMI).
 - b. One-hundred (100%) percent reserved for senior housing.
4. The development incorporates existing or proposed transit routes, and provides multi-modal transportation features not required by this Ordinance, the project may be awarded one (1) of the following:
 - a. Maximum of twenty-five percent (25%) height bonus.
 - b. Fifteen percent (15%) parking reduction.
 - c. Maximum of twenty percent (20%) bonus residential density.
5. The development achieves Leadership in Energy and Environmental Design (LEED) or LEED-equivalent certification may be awarded one (1) of the following:
 - a. Maximum of twenty-five percent (25%) height bonus.
 - b. Fifteen percent (15%) parking reduction.
 - c. Maximum of twenty percent (20%) bonus residential density.

5.9 PLANNED DEVELOPMENT STANDARDS FOR CENTERS FOR INDUSTRY DISTRICTS

A. Intent

The intent of these regulations is to encourage the coordinated development of large tracts of land into employment centers focused on office and related activities. In addition, certain retail and service functions are permitted intended to support the overall focus as a center of business and business-related services. It is expressly intended that developments of this type do not become principally oriented towards retailing or personal services.

B. Development Bonus

In the establishment and authorization of a planned development in the Centers for Industry Districts, the following provides the baseline for determining whether a project qualifies for development bonuses. The project may be awarded a maximum of twenty-five percent (25%) height bonus in LI or BIP districts, or fifteen percent (15%) parking reduction in each of the following categories. In no case may the bonuses exceed fifty percent (50%) of the height or reduce the parking more than thirty percent (30%) of that allowed by the zoning district.

1. The development uses innovative stormwater management controls that filters and stores at least twenty-five percent (25%) more stormwater than required by this Ordinance.
2. Provides water quality treatment for currently untreated, off-site areas with a drainage area of at least twenty five percent (25%) of the subject tract area.

3. Clusters impervious coverage and disturbed areas in a manner that permanently preserves the most environmentally sensitive areas of the site that are not otherwise protected.
4. The development achieves Leadership in Energy and Environmental Design (LEED) or LEED-equivalent certification.