



April 10, 2009

*(This is the fifth in a series of updates on zoning in Kenton County. The series is intended to brief city and county elected officials on issues being addressed by NKAPC in the **2020 Sourcebook**, a new model zoning ordinance for Kenton County's local jurisdictions. We hope you find it timely and thought provoking and encourage you to contact us using the link below if we can provide more information or answer any questions.)*

Planned Unit Developments: modernizing the popular tool

Planned unit developments (PUDs) are not a new concept in Kenton County. But, the way the *2020 Sourcebook* addresses them represents a new approach.

The purpose of PUDs is to promote mixed-use developments through flexibility of design, lower development costs, preservation of open space, and promotion of community character. A PUD strives to create a neighborhood—not just a row of houses—incorporating all the features that are typically found in a community.

In Kenton County's current local zoning ordinances, PUDs are overlay zones. Prior to provisions included in the *2020 Sourcebook*, a developer desiring to create a PUD was required to obtain a map amendment through the public hearing process. While the map amendment process has benefits, it is costly and time consuming for a developer. Add those factors to the uncertainty of outcome and a developer may opt to build a single use subdivision—houses only—rather than a unique neighborhood.

The *2020 Sourcebook* seeks to reduce the uncertainty and costs associated with map amendments by permitting PUDs in all residential zones **by right**; this means no more required map amendment! NKAPC's goal is to provide developers with enough incentive and flexibility to create unique places with character rather than the typical cookie cutter subdivisions so common in the suburban landscape right now.

The three components of a PUD

Residential... the *2020 Sourcebook* requires at least two different types of housing in the development (i.e. detached single-family, attached single-family, two-family, and/or multi-family). The goal is to allow people of all socio-economic backgrounds to benefit from PUD development. The overall residential density of a PUD is determined by the zone in which it is located.

Commercial... a major change in the *2020 Sourcebook* is that a PUD is **required** to have a commercial component—a maximum of 25 percent of the total area of the PUD. Having

goods and services within walking or biking distance reduces the need for constant auto use and promotes the concept of neighborhood living.

Open Space... the *2020 Sourcebook* requires that a PUD have a minimum of 30 percent open space. The goal of the open space requirement is to provide recreation for residents, preserve natural areas, and provide pedestrian connections between the various components of the PUD.

Prior to 2020 Sourcebook, there was no incentive to preserve open space so a developer would be apt to maximize the number of lots allowed within the zone. That number will not change! *The same number of units is permitted in a PUD as in a typical subdivision.* However, the preservation of open space allows a developer to cluster residential uses, thus reducing the need for costly infrastructure such as roads and utilities.

Modern PUDs provide a win-win-win

In the absence of the map amendment process, a PUD developer must attend a pre-application meeting with staff to ensure the plans are in line with adjacent residential densities and uses. Most interest groups believe this is a small price to pay for creating a memorable residential area that makes the developer, resident, and Kenton County proud.

To contact a staff member who can answer your questions about the issues covered in this update or on the *2020 Sourcebook* in general, click [here](#).