

Planned Unit Development (PUD) Summary

- Project-specific zoning action to permit a development that is superior to by-right
- Must be “not-inconsistent” with the Comprehensive Plan / Small Area Plan(s)
- Must meet, or seek waiver from, minimum lot size requirement
- Can include a project-specific zoning amendment and/or relief from specific zoning regulations
- Application typically includes:
 - Detailed drawings & description of proposal
 - Traffic impact analysis
 - Public benefits and amenities, commensurate with flexibility gained through the PUD
- Reviewed, then approved or denied by the Zoning Commission (ZC)

PUD Provisions

- 1958 Zoning Regulations – mainly in Chapter 24
- 2016 Zoning Regulations – mainly in Subtitle X Chapter 3

Types of PUDs

1. Consolidated PUD (most common form):
 - Zoning Commission will review entire proposal – zoning, height, density, use, and design
 2. First Stage PUD:
 - Proposed zoning, site plan, height, density, and uses; not the detailed design
- 2B. Second Stage PUD:
- Follows a First Stage approval; addresses the detailed design





The PUD Process

1. Applicant usually meets with District agencies, ANC(s), and community before filing
2. Notice of Intent to File submitted by applicant
3. Filing of Application with Office of Zoning (OZ) – available on IZIS (OZ website)
4. Office of Planning review, then Setdown Report
5. **Public Meeting** – no public testimony, but ZC decides whether to hold a Public Hearing
6. Applicant typically meets with ANC(s) and community groups
7. Applicant files “Pre-Hearing” Statement and traffic study with OZ
8. Office of Planning / other agencies submit Final Reports; ANC submits recommendation
9. **Public Hearing** – includes presentation by the applicant and testimony from OP and other District agencies, the ANC, community groups, and individuals who wish to testify
10. Zoning Commission takes “Proposed Action” following the hearing, or at a Public Meeting
11. Applicant provides final, detailed list of proffers
12. Draft Order is published in the DC Register
13. Zoning Commission takes “Final Action” at a Public Meeting
14. Order is issued



PUD Benefits and Amenities

- Benefit** - superior features that benefit the surrounding neighborhood or the public in general
- Amenity** – a type of benefit that adds to the attractiveness, convenience, or comfort of the project for occupants and immediate neighbors
- Reflect extent of flexibility gained through the PUD
- Proffered by the applicant, typically following discussions with ANC and community
- Typically not cash contributions, but can include:
 - Superior architecture, site planning, or design
 - Historic preservation
 - Housing, including affordable housing
 - Employment and workforce training
 - Services for elderly, handicapped, children, etc.
 - Building space for special uses – education, social development, grocery store, maker space
 - Environmental or sustainable (green) building elements
 - Public space or park improvements, including public play space or public art
 - Transportation related improvements
 - Improvements to public neighborhood centers
 - Uses of special importance to the community / District
- Evaluated by the Zoning Commission
- Enforced by District agencies such as DCRA and OZ

PUD Regulations – Comparison of Old to New Regulations

- 1958 Zoning Regulations:**
 - Chapter 24 (procedures) and 30 (administration)
- 2016 Zoning Regulations –**
 - Subtitle X Chapter 3 (procedures) and Subtitle Z (administration)
 - Minimum lot size requirement varies with the zone, ranging from 2 acres in low density residential to 15,000 sq.ft. for mixed use zones; ZC can grant flexibility through the PUD process
 - PUD Height – maintains PUD height limit for each zone;
 - PUD Density - standardize density gain at 20% (1958 Regs varies greatly)
 - Maintains existing provisions in zones which limit PUD height/density to the base amount, for example in Neighborhood Commercial zones
 - PUD Benefits – maintains requirements for benefits and amenities
 - Review Process –differences from former zoning regulations include:
 - Notice of intent to file mailed 45 days before filing (10 days in 1958 regs) (Z § 300.7)
 - ANC may complete and file an ANC Setdown Form (Z § 400.8), within 30 days of application
 - Commission may consider request for party status 14 days before hearing (Z § 404.3)
 - Sets clarified standards for review of requests to modify a PUD





PUD Participants

- The Zoning Commission – 5 members - 3 District and 2 Federal (AoC, NPS)
- The Applicant’s Team – developer, architects, landscape arch, engineers, traffic consultant, etc.
- Advisory Neighborhood Commission(s)
- Parties
- Community groups
- Interested / affected neighbors
- City agencies, including:

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Note – this handout provides a cursory summary of the PUD process only. The exact PUD process will vary for each project. Please refer to the Zoning Regulations for the complete and definitive description and list of requirements for the PUD process.

Notes:



DC Office of Planning 2016

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