

PUD Procedural Zoning Amendments



*City of Cambridge • Community Development Department
May, 2014*

Zoning Petition Timeline



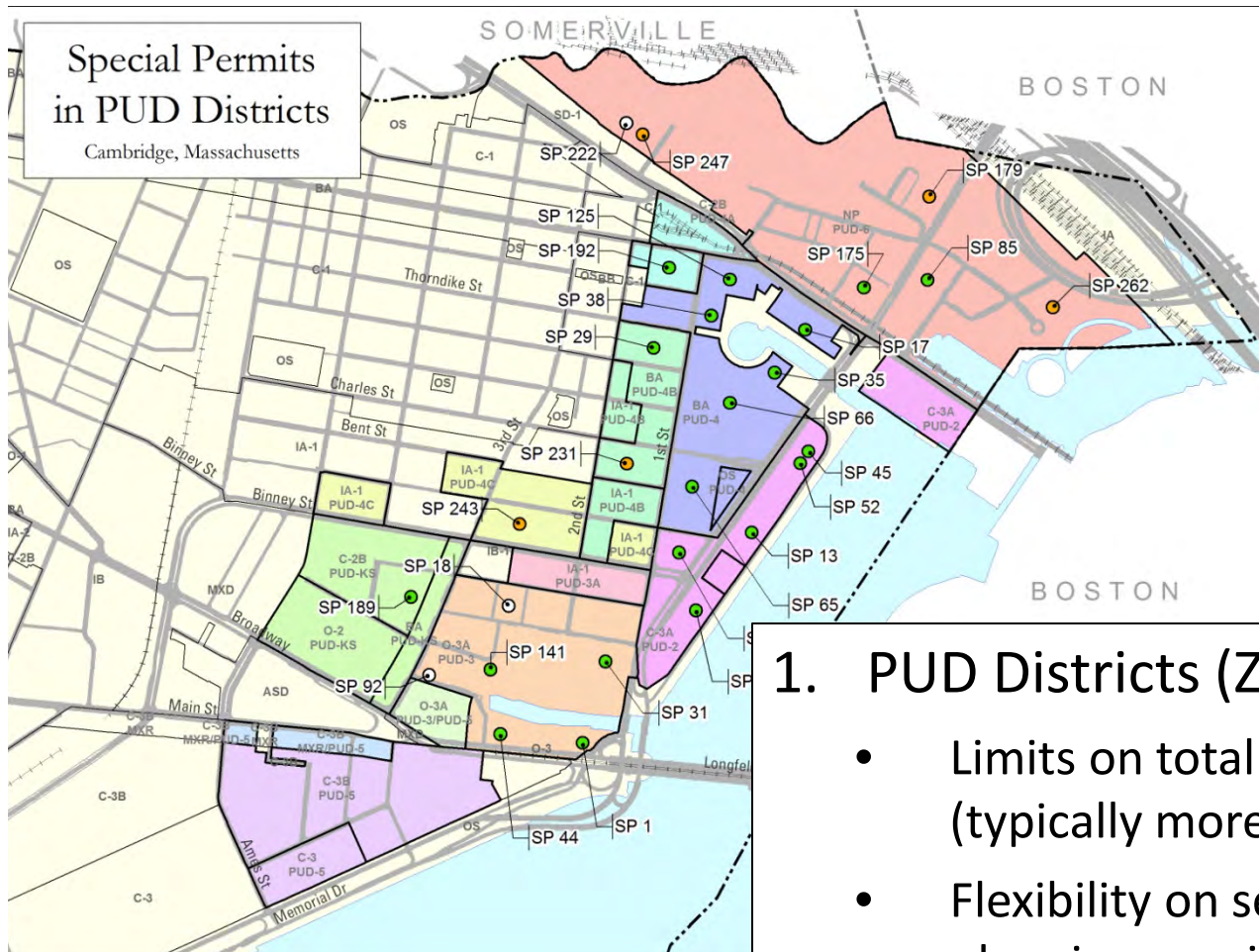
- March 4: Planning Board reviewed issues and referred petition to City Council
- May 6: Planning Board public hearing
- May 14: Ordinance Committee public hearing
- Final action by August 4

Why PUDs?

- Implement City goals for redevelopment areas (35+ year history)
- Better site planning for large land areas
- Streamlined permitting of multi-building, phased projects
- Public benefits (open space, amenities, contributions)



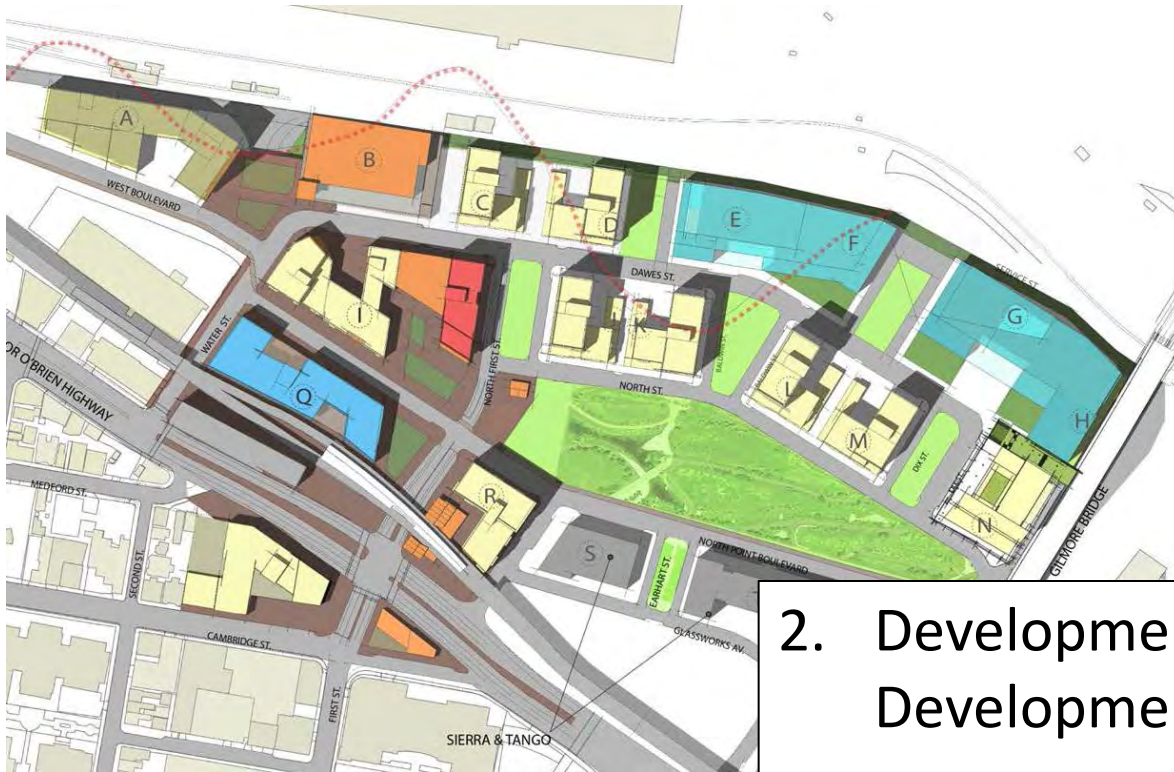
How PUDs Work



1. PUD Districts (Zoning Overlay)

- Limits on total development, height (typically more than base zoning)
- Flexibility on setbacks and other site planning requirements
- Required public benefits (e.g., open space)

How PUDs Work



2. Development Proposal / Final Development Plan

- One or more buildings
- Phased development
- Planning Board review (2 hearings)
- Detailed controls are written into the Special Permit Decision

How PUDs Work



3. Phased Development

- Projects can last as long as 20+ years
- Individual buildings may require further design review
- Timing of delivery of public benefits specified in special permit
- Owner may seek amendments to the special permit

Emerging Issues

- Special permit requirements in effect forever (virtually)
- Change happens:
 - Economic conditions
 - City planning goals and guidelines
 - Ownership transfers
- 100+ amendments and counting ...



Three Proposed Changes

1. Clarify amendment process

- Option to grant amendment with a one-hearing special permit
- Currently, can amend with a two-hearing special permit or a written determination

2. Extend time to commence a PUD project from one year to two years after special permit is granted

3. Clarify rules for when ownership is divided

- All future owners remain subject to special permit requirements
- Special permit can assign different rights and obligations to different parts of a PUD

Clarifying Amendments

A ...	Minor Amendment	Major Amendment	New Development Proposal
Is a ...	change to elements of a PUD that does not alter their use, dimensions or parking	change to elements of a PUD but not a substantial deviation from the PUD concept	substantial deviation from the PUD concept as a whole
and requires a ...	determination from the Planning Board	special permit (one hearing)	new PUD special permit (two hearings)

Amendment Process

Current Zoning

PUD Approval

Optional pre-application meeting with Planning Board



Development Proposal
First public hearing
Planning Board review and Preliminary Determination



Final Development Plan
Second public hearing
Planning Board review and Special Permit Decision

Amendments

Major Amendment
First public hearing
Planning Board review and Preliminary Determination



Second public hearing
Planning Board review and Special Permit Decision

OR

Minor Amendment
No public hearing
Planning Board approval by written determination

Proposed Zoning

Amendments

Optional pre-application meeting & determination by Planning Board



New Development Proposal
(Initiate process described in leftmost column)

OR

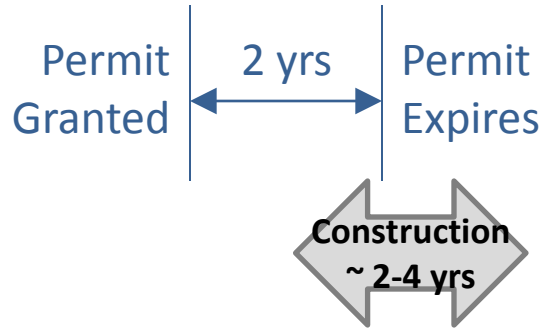
Major Amendment
One public hearing
Planning Board review and Special Permit Decision

OR

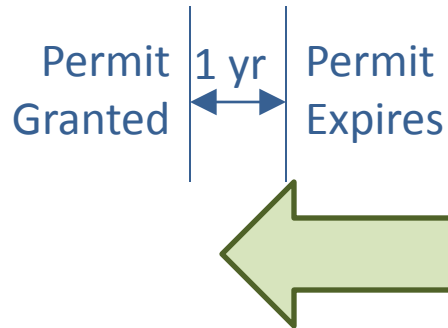
Minor Amendment
No public hearing
Planning Board approval by written determination

Special Permit Expiration

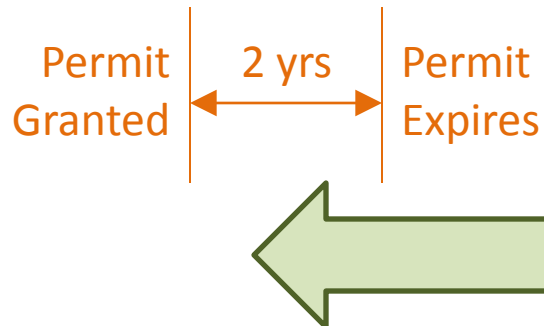
Special Permits



PUD Special Permits



Current Zoning



Proposed Zoning

Separation of Ownership

- Many buildings governed by one special permit
- When land is divided, who is responsible for what?
Who can seek amendments?



- **Collective** obligation to meet all requirements
- **Distributed** rights may be assigned in the special permit to Component Parcels