



Planned Districts

A Planned District is a special zoning district that allows the City and a Developer to come to an agreement on how a specific piece of land can be developed in a way that is more flexible and creative than possible under standard zoning.

What is a PUD? SPUD? ISPUD? TND?

These are the four types of Planned Districts:

- Planned Unit Development (PUD)
- Small Planned Unit Development (SPUD)
- Infill Small Planned Unit Development (ISPUD)
- Traditional Neighborhood Development (TND)

The main difference between the three "PUD" districts is size, with PUDs being at least 10 acres, ISPUDs under 2.5 acres, and SPUDs in between. Minimum standards for PUDs are in UDC Sec. 8.4.9.

A TND is a mixed-use, compact, walkable development that must be at least 50 acres, with minimum standards in UDC Sec. 8.4.10.

Why would a Developer do a Planned District?

A Developer may voluntarily choose to do a Planned District because it would get them the type of development they want.

The City also requires the following to be a Planned District:

- 15 or more residential units; or
- 10 or more acres of non-residential development.

How is a Planned District approved?

The process for a Planned District is similar for all four districts, with the main difference being the Concept Plan. The table below and diagram on the back of this sheet summarize the process.

Step	ISPUD	SPUD	PUD	TND
Pre-Application Conference	With Staff			
Concept Plan	N/A		Zoning Comm. & Council Rezones the property	
Development Plan	Zoning Comm. & Council Rezones the property		Planning Commission Approves specific Site Plan or Subdivision for Development	

Some Planned Districts involve subdivision of property. In those cases, the requests are distinct, with the subdivision preliminary plat processed concurrently with the Development Plan.

Can a Planned District be built in phases?

A PUD or TND may be built in more than one phase, if those phases are described on the approved Concept Plan. An ISPUD or SPUD may not be built in phases.

Does a Planned District approval expire?

Yes, an approved Concept or Development Plan expires in three years. This may be extended for one year if requested by the applicant and approved by the Planning Commission.

NOTE: The information in this brochure is provided as a convenience. Consult the City of St. George Unified Development Code.



2024.10

Services proudly provided by the Institute for Building Technology and Safety

MUNICIPAL SERVICES CENTER
 13646 Perkins Rd, St. George, LA 70810
 StGeorgeLA.gov | p: 225-228-3200

Can a Development Plan be changed after it is approved?

Yes, the property owner may request a change to an approved Development Plan, and it will be considered in one of three categories:

- **Administrative** changes generally include those that will not alter the basic design or character, nor any specified conditions, of the Planned District. These can be approved by the Planning Director.
- **Minor** changes are those that are neither administrative nor major. These can be approved by the City Council with a recommendation from the Zoning Commission.
- **Major** changes will have significant impacts on the approved uses or on the area surrounding the Planned District, and are specifically enumerated in the UDC. These can be approved by the City Council with a recommendation from the Zoning Commission.

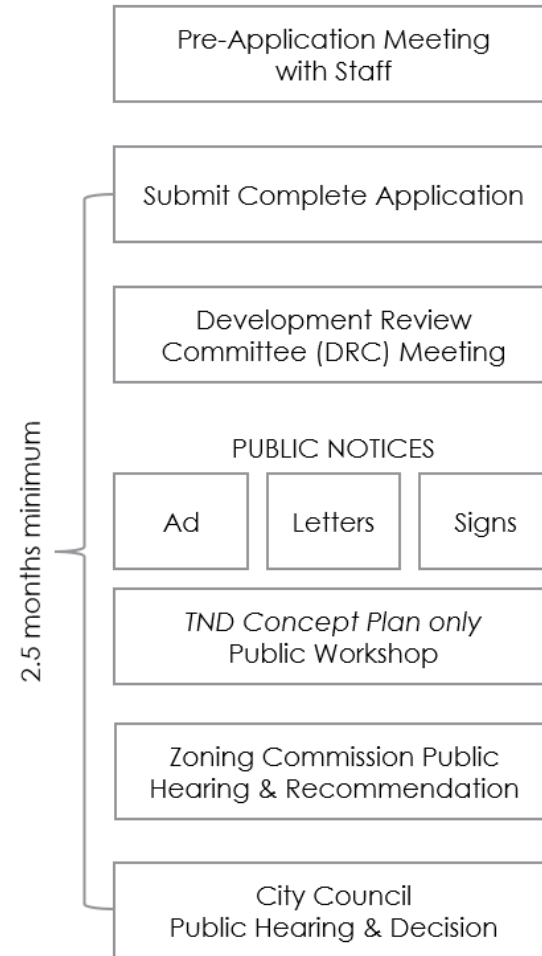
I want to show my support or opposition to a proposed Planned District. How do I do that?

- You may send your comments to the Zoning Commission, care of the Planning & Zoning Department, at:
 - planning@stgeorgela.gov
 - PO Box 82114, Baton Rouge, LA 70884
- You may attend the Zoning Commission's public hearing for the proposed Planned District; ask a planner or go to stgeorgela.gov for information about Zoning Commission meetings.
- You may contact a City Councilmember or attend the City Council's public hearing on the proposed Planned District.

How would I know if a property near me is a Planned District?

Because a Planned District is a zoning district, it will be labeled as an ISPUD, SPUD, PUD, or TND on the City's Official Zoning Map.

The diagram below generally applies to PUD or TND Concept Plans and ISPUD or SPUD Development Plans. A PUD or TND Development Plan would follow a similar process, except the Zoning Commission and City Council steps would be replaced with the Planning Commission.



2024.10

Services proudly provided by the Institute for Building Technology and Safety

MUNICIPAL SERVICES CENTER
13646 Perkins Rd, St. George, LA 70810
StGeorgeLA.gov | p: 225-228-3200