



Completing a Narrative for a Planned Unit Development (PUD) Zone

As part of an application to rezone to a Planned Unit Development (PUD) zoning district, a narrative is required. The narrative should address and elaborate on the following:

1. Identify if your project provides for flexibility and creativity in responding to changing social, economic, and market conditions that will result in greater public benefits than could be achieved using conventional zoning and development regulations.
2. Identify each City of Winder Code or Zoning Ordinance to which your project application is seeking relief from.
3. Identify any variances from Georgia State law or regulations, or other applicable jurisdictional regulation.
4. Identify any of your project's implementation that is consistent with the City's adopted plans and policies.
5. List the tangible benefits that will be provided to the neighborhood or community in which it is located (i.e.: amenities, design).
 - a. Include any interconnectivity, pedestrianism, architectural detail, and appropriate scale.
 - b. Interconnections to adjoining property should be noted whether developed or undeveloped. Examples include trails, walking paths, sidewalks, etc.
6. Identify if there will be any variety in housing types and sizes to accommodate households of all ages, sizes, incomes, and lifestyle choices.
7. Identify any diversification of uses, structures, densities, open spaces, and innovative concepts such as zero lot lines, townhouse-condominiums, traditional neighborhoods, villages, cluster-type, conservation subdivisions, mixed uses, and multi-uses.
8. List any mixed residential housing types such as detached and attached dwellings and any unique dwelling arrangements that would not typically be provided in conventional subdivisions.
9. Explain the compatibility of buildings and other improvements as determined by their arrangement, massing, form, character, and landscaping that will establish a high-quality livable environment.
10. Describe the incorporation of open space amenities and natural resource features (i.e.: community greens, trails, recreational areas, parks, etc.).
 - a. State if any of the amenities will provide any civic and/or semi-public uses.
 - b. Describe the manner of improving common open spaces, together with ownership restrictions, and conditions anticipated for the use, maintenance, and operation of such common elements.
11. Describe any conservation of natural amenities of the land. This can be through preservation of environmentally significant, scenic, and functional open space.



- 12.** Identify any natural resources and/or sensitive environmental features that will be protected such as streams, water bodies, floodplains, wetlands, woodlands, and native plant communities.
 - a.** The preservation of mature trees, natural buffers, and scenic areas is strongly encouraged.
- 13.** Identify any high-quality and attractive landscaping, lighting, architecture, and signage that reflects the unique character of the development.
- 14.** State if there will be a coordinated transportation system that includes an interconnected hierarchy of appropriately designed improvements for motorized/non-motorized transportation.
 - a.** Note any adequate off-street parking and loading areas.
- 15.** State if there will be any efforts to create smaller networks of utilities and streets which may lower development and housing costs.
- 16.** Share any information regarding infrastructure improvements and intentions to dedicate either to the City or retain ownership.
- 17.** Provide any information that supports your project being compatible with the character of surrounding residential areas.
- 18.** Identify any components of the proposed project that would align with the suggested future land uses, goals, and intent of the City's Comprehensive Plan.