



HAMDEN ZONING UPDATE

Planned Development District (PDD)

SUMMARY

WHAT IS A PDD?

PDD is an alternative zoning approach intended to encourage and accommodate unique and desirable development that is not able to be accommodated by Conventional Zoning. During the approval of a PDD Zone Change, the Planning and Zoning (P&Z) Commission will act in its Legislative Capacity.

PDD STANDARDS

- Minimum Size Lot Size of 4 Acres, adequately served by public water supply and sanitary sewer.
- Eligible Locations are Transect Zoning Districts (T-3, T-3.5, T-4, T-5, property owned and/or operated by Colleges or Universities.)
- Architecture: P&Z Commission shall give consideration to the design of the proposed development.
- Natural Features: Reasonable attempt to adapt to existing topography and/or natural site features.

MULTI-STEP APPLICATION PROCESS

Step 1:

Petition & Initial Concept Development Plan:

- Written statement, including proposed permitted uses, and bulk standards.
- Specific area to be designated as PDD, including site plans, architectural plans, site lighting plan, landscaping plan, traffic statement.
- The approval by the Planning and Zoning Commission of the PDD would authorize the applicant to submit final site development plans.

Subject to Public Hearing for the Zone Change/Regulation Amendment to designate the PDD with Initial Concept Development Plan, Bulk Standards and Permitted Uses.

Step 2:

Final Site Development Plan

- Submittal would follow the Site Plan Application Process to be approved by Planning and Zoning Commission.
- Final Detailed Site Development Plans
 - Development limited to the approved Initial Concept Development.
 - The Commission may hold a Public Hearing if there is a significant change from the Initial Concept Development Plan.

PLANNED DEVELOPMENT DISTRICT (PDD) SUMMARY (CONTINUED)

THRESHOLD FOR APPROVAL

- The site design and organization of uses, buildings, parking and drives provides for the safety of intended users.
- Provisions for traffic flow, water, sanitary sewer service, stormwater management and usable open space are adequate and acceptable.
- No other available zoning district can be appropriately applied to accomplish the purpose of the PDD.
- Consistent with the Plan of Conservation and Development
- The proposal will not have a significant adverse impact of surrounding properties.
- Ecological and environmental concerns associated with the proposal will be adequately addressed.
- Except for those provisions specifically amended by the Statement of Uses and Standards, the PDD remains compliant with all applicable provisions of the Town of Hamden Zoning Regulations.

Scan or Click QR Code to View
Town of Hamden Zoning Regulation
Section 390: Planned Development District (PDD)

