

PUD amendment process for the Town of Avon

What's a Zoning Ordinance?

A Zoning Ordinance is a compilation of written regulations and laws that define how property in specific geographic zones can be used. These zones often include residential, commercial, industrial, shopping centers, and agriculture. Any project that comes through the town has to conform to the Zoning Ordinance.

What's a PUD?

A Planned Unit Development (PUD) zoning district is established to provide for the development of mixed zoning classifications, densities, and uses under a common classification. It is not subject to standard zoning requirements, however PUD's often use the Zoning Ordinance as a foundation and must not violate the general purposes, goals, and objectives of the Zoning Ordinance and the Town's Comprehensive Plan.

What's a PUD amendment?

A PUD amendment is an amendment to the text of an existing PUD. An amendment is often done in preparation of, and proceeds, a project. Any projects requiring a PUD amendment are considered a separate case and are reviewed after and only if the amendment is approved.

First Steps

A petitioner approaches Planning Staff with an amendment. Staff reviews and considers the following:

1. Consistency of the proposed amendment with the intent of the original PUD zoning district
2. Consistency of the proposed amendment with the recommendations of all current adopted land use policies and plans
3. Changes to the physical site conditions and to the physical conditions of properties abutting the subject site
4. Changes to market demand, demographic shifts, geopolitical considerations, and other policy and legal environmental changes

State law (IC-36-7-4-603) also establishes five criteria for any zoning change and requires Plan Commission and Town Council to pay reasonable regard to them:

1. The Comprehensive Plan
2. Current conditions and the character of the current structures and uses in each district
3. The most desirable use for which the land in each zoning district is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible development and growth

After staff has reviewed the amendment a staff report is written with a positive or negative recommendation to Plan Commission.

Role of Avon Plan Commission

The Avon Plan Commission is made up of 7 members appointed by Town Council and meets on the 4th Monday of every month. The Commissioners hear a variety of cases including Development Plan Reviews, Primary Plats, Subdivision Control Ordinance Amendments, Ordinance Amendments, and PUD Amendments. At the meeting, the Commissioners hear staff's presentation and recommendation, the petitioner's thoughts, and the public's opinion during the Public Hearing. After the public hearing and presentations, the Plan Commission votes to make a positive or negative recommendation to Town Council who makes the final determination regarding the PUD amendment.

Continued on next page

Role of Avon Town Council

The Avon Town Council consists of 5 elected members that meet on the second and fourth Thursday of the month. The Town Council meeting for a PUD amendment consists of a staff presentation of the Plan Commission's recommendation. The Town Council may choose to receive a presentation from the petitioner. There is no public hearing for the Council's consideration of a PUD amendment but there is public comment at the beginning of each meeting for residents to provide comments on any matter to the Council. The Council may vote to accept or reject the Plan Commission's recommendation.