

REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. **Section 10-03-07(2) - MUST** be consistent with two or more of the following (please mark all that apply and provide a DETAILED explanation):

___ Offers a maximum choice of living environments by allowing a variety of housing and building types

___ Promotes mixed use projects which are functionally integrated within the development and provides services to the primary use

___ Provides a layout which preserves and property utilizes natural topography and geologic features, trees, scenic vistas or other vegetation

___ Subject property is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes

___ Encourages infill development that contributes a compatible design to the existing neighborhood (Note: The subject property **MUST** be less than 20 acres, **MUST** have 50% of the land within 300 feet developed and **MUST** have municipal services already available to be considered infill.)

Dwelling units per gross acre for this project: _____

6. **Section 10-03-07(3)G** – A variety of housing types or residential uses may be included in a planned unit development including attached units (duplexes, townhouses), detached units (patio homes), single-family dwellings and multiple-family units (triplexes, fourplexes, sixplexes, etc.) regardless of the zoning classification, provided that the overall density of the land use classification is maintained.

Please list all types of housing in the planned unit development and the total number of buildings and units for each. (Example: 4 duplexes for a total of 8 units and 8 triplexes for a total of 24 units and 34 apartment buildings with 20 units in each building for a total of 680 units. Grand Total: 712)

7. **Section 10-03-07(3)H** – Commercial buildings and establishments shall be planned as groups having common parking areas and common ingress and egress points.

If applicable, please describe the grouping of commercial buildings along with their common parking areas and common ingress and egress points. If not applicable, please write "N/A". _____

8. **Section 10-03-07(3)L** – Off-street parking for a single-family or two-family residential planned unit development shall be as follows:

- A) Two spaces per unit on the subject parcel or clustered in parking pads in close proximity to any dwelling units they serve.

Please describe how the two spaces per unit is being accommodated? (Please note that both driveways and garages can count as spaces.) _____

- B) Lots 45 feet in width and smaller shall provide one additional space per every four residential units in a common parking lot located in close proximity to the residential structures in which it serves.

Does the planned unit development have any single- or two-family lots that are 45 feet in width or less? Yes___ No___

If "yes", how many? _____

Where are the additional parking spaces and how many additional parking spaces are being provided? _____

C) Off-street parking for the multi-family residential portion of the planned unit development shall be provided as follows:

1 ½ spaces per unit on each subject parcel or clustered in parking pads in proximity to any dwelling units they serve.

On street parking may be permitted to accommodate visitors and overflow parking demand under the planned unit development process, but it shall not be counted towards the minimum off street parking requirements. One space per every eight (8) units shall be dedicated for off street visitor parking.

Off-street parking shall NOT allow vehicles to back out onto a public street.

Number of Multi-family Units (triplex and above): _____

Number and Location of Off-street parking spaces: _____

Number and Location of Off-street visitor parking spaces: _____

D) Off-street parking for Commercial uses shall be provided as required in Section 10-02-05.

Commercial Use: _____

of Off-street Parking Spaces Required: _____

of Off-street Parking Spaces Provided and Location: _____

9. **Section 10-03-07(3)M** – All lots developed as single-family residential lots shall front or shall have frontage along a public roadway or common driveway. All other lots developed for residential purposes shall front a public roadway, or shall utilize common driveways. Please check here indicating that this project meets this requirement. _____

10. **Section 10-03-07(3)O** – Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of five acres. Please state minimum gross acreage: _____

11. **Section 10-03-07(3)P** - A phasing plan shall be submitted for all features and amenities in a planned unit development with the planned unit development application.

Please attach a phasing plan to this document.

12. **Section 10-03-07(4)** – All planned unit developments shall have the following features:

A) Five-foot paved micro pathways connecting residential to nonresidential area, open space common lots, recreational facilities, major pathways and school bus pick up locations (sidewalks may substitute).

Please indicate approximate locations of the micro pathways, including lot and block numbers if applicable: _____

B) Eight-foot wide paved major pathway with a 5-foot wide landscape buffer on either side that meanders through the property. Please indicate the lot and block numbers of the major pathway:

C) Usable open space of at least 10% of the gross area.

Gross area: _____

Usable open space (list lots and blocks if applicable or approximate locations): _____

D) Varying bermed street landscape buffers of a 2:1 to 3:1 ratio. **Please very clearly identify on the landscaping plan those portions of the street landscape buffers that are 2:1 and those portions that are 3:1 – perhaps with shading or hatching or some other symbol. If this is not very clear to the planning and zoning plan reviewer, the landscape plan will be returned for revision.**

E) Four or more of the following amenities shall be provided: baseball/softball field; basketball court; boat dock/river access; buildings to LEED standards; community center; daycare center; detached sidewalks; energy-star certified housing; fishing pond; golf course; gym/health club; land provided for a public facility; playground/tot lot; rear entry garages; roundabout intersections as approved by the city engineer; skateboard park; swimming pool; tennis court; other suitable amenities or public benefits deemed worthy by city council.

1. _____

2. _____

3. _____

4. _____

13. Section 10-03-07(5) – Subdivisions and developments created through the planned unit development process shall provide a narrative and architectural renderings that explain what amenities will be incorporated inside the development to compensate for deviations to the city’s development standards and how its construction will satisfy the community’s need for a wide range of housing and commercial businesses. **Please attach said narrative and architectural renderings to this document.**

14. Section 10-03-07(6) – The developer may deviate from the height, lot line setback and lot dimension schedule found in Section 10-02-03 with the consent of the planning and zoning commission and city council. Deviations shall be listed in full as a part of the planned unit development application. Modifications to other zoning and subdivision standards will be determined on a case-by-case basis. **Deviations shall be listed in full as a part of the planned unit development application.**

Deviations: _____

15. **Section 10-03-07(7)** – Projects that are classified as infill may have all or portions of amenity requirements waived. To be considered infill, the subject parcel must meet the following three criteria:

- A) Parcel under 20 acres.
- B) Parcel located within largely developed area (at least 50% of the land within 300 feet of the exterior boundaries of the subject parcel)
- C) Municipal services are already available.

If you wish to proceed as an INFILL planned unit development, please attach a separate sheet of paper describing how the subject property meets each of the three criteria listed above. Additionally, please show how the proposed building design(s) is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.