



Planned Unit Development Worksheet

PUDs are intended to allow flexibility in planning and designing for unique or environmentally-sensitive properties that are a minimum of ten acres in size, unless in an LC zoning district where the minimum is three acres in size. A PUD shall be developed in accordance with a common development scheme. PUD zoning is designed to accommodate land uses that cannot be accommodated using the districts in the ULDC. A PUD may be used to permit new or innovative concepts in land use and standards not permitted by zoning in the ULDC.

PROJECT: _____

ADDRESS: _____

BRIEF PROJECT DESCRIPTION: _____

BASE ZONING: _____

Purpose. The planned unit development district is a district designed to provide for the development of land as an integral unit for single or mixed uses in accordance with a detail plan that may vary from the established regulations of other zoning districts. It is the intent in such a district to insure compliance with good zoning practices while allowing certain desirable departures from the strict provisions of specific zoning classifications

Relation to the comprehensive plan. A general statement setting forth how the proposed development will relate or not relate to the city's planning forecasting tools and the degree to which it is or is not consistent with the comprehensive plan and the proposed base zoning district

Proposed Base Zoning District

City's Comprehensive Plan

Future Land Use Plan

Acreage. The total acreage in the plan as shown by a survey or plat, certified by a registered professional land surveyor



Planned Unit Development Worksheet

Land uses. Permitted uses, specified in detail, and the acreage for each use

Off-site information. Adjacent or surrounding land uses, zoning, streets, drainage facilities and other existing or proposed off-site improvements, sufficient to demonstrate the relationship and compatibility of the development to the surrounding properties, uses, and facilities

Traffic and transportation. The location and size of all streets, alleys, parking lots and parking spaces, loading areas or other areas to be used for vehicular traffic; the proposed access and connection to existing or proposed streets adjacent to the development and the traffic generated by the proposed uses. Identify the relationship of each proposed street to the city's major thoroughfare plan

Development standards. Development standards, if different from the base zoning district, for each proposed land use, as follows:

Zoning	Density	Minimum Lot Size	Lot Coverage (max %)	Lot Frontage (min feet)	Building Height (max feet)	Minimum Setback (min feet)			
						Front	Rear	Interior Side	Street Side
Base zone	_____	_____	_____	_____	_____	_____	_____	_____	_____
Deviation	_____	_____	_____	_____	_____	_____	_____	_____	_____

Existing conditions. On a scaled map sufficient to determine detail, the following shall be shown for the area within the proposed development

Existing streets

Existing floodplain, floodway and major drainage way conditions



Planned Unit Development Worksheet

Existing zoning districts within and adjacent to the proposed development

Existing land use

Existing utilities, including water, wastewater and electric lines

Buildings. The locations, maximum height, maximum floor area and minimum setbacks for all nonresidential buildings

Residential development. The numbers, location, and dimensions of the lots, the minimum setbacks, the number of dwelling units, and number of units per acre (density)

Water and drainage. The location of all creeks, ponds, lakes, floodplains or other water retention or major drainage facilities and improvements

Utilities. The location and route of all major sewer, water, or electrical lines and facilities necessary to serve the development

Open space. The approximate location and size of greenbelt, open, common, or recreation areas, the proposed use of such areas, and whether they are to be for public or private use



Planned Unit Development Worksheet

Sidewalks and bike paths. Sidewalks or other improved ways for pedestrian or bicycle use
<hr/> <hr/> <hr/>
Landscape plan
Landscape
<hr/> <hr/>
Streetscape
<hr/> <hr/>
Phasing schedule. A development larger than 100 acres shall provide a phasing schedule depicting the construction phases
<hr/> <hr/> <hr/>