



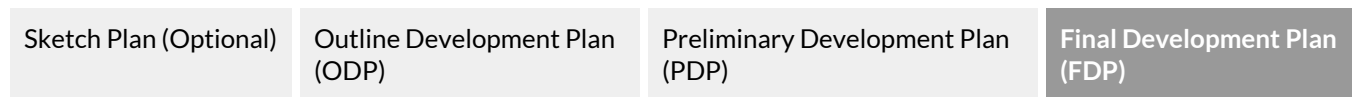
Planned Unit Development (PUD) Final Development Plan

A Final Development Plan (FDP) is the final step of a planned unit land development (PUD). The plan, together with written materials, showing the character and layout of the tract including the exact location, square footage, and dimension of lots, buildings or building envelopes, yards, courts, parking, fences, common open space and other features; the use of each building and area; the architectural elevations of buildings indicating height, materials, and color; detailed landscape plan; streets, curb cuts, and alleys; utilities, drainage, and other easements.

Use This Document During



Planned Unit Development (PUD) Process



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Overview

FDP approval is only issued when all details of the proposed PUD development (or a portion or phase of that development) have been finalized and have been reviewed for consistency with the terms of the approved Preliminary Development Plan (PDP) and all design and development standards in the Land Development Code that have not been waived or modified by the terms of the approved PDP. The Applicant may submit an application for Final Subdivision Plat approval simultaneously processing with the PUD Final Development Plan application.

Approval Criteria

The Community Development Director shall approve a PUD Final Development Plan if it meets the following criteria:

1. The Final Development Plan conforms with the approved PUD Preliminary Development Plan (except as to any variations the Community Development Director determines are minor) and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Development Plan.
2. The Final Development Plan complies in all respects with the applicable dimensional, design and development standards in this Code, except where waived or modified by the terms of the Preliminary Development Plan approval.

Submittal Checklist

Land Development Application Core Requirements

- Complete Application Form and Processing Fees
- Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- Statistical Fact Sheet
- Legal Description in Microsoft Word (doc, docx)

Application Items Specific To PUD Final Development Plan (FDP)

- Project Narrative
- Water Rights Questionnaire
- Final Development Plan Map
Including the location and size of:
 - proposed public land dedication
 - private recreation areas
 - school sites
 - drainageways and storm water detention facilities
 - private open space
- Architectural Elevations

- Zoning and Land Use Table, specific list of permitted activities/use under each land use category. Minimum setback and maximum height restrictions for each use category, minimum and maximum percent of building coverage.
- Final Utility Plan (existing and proposed)
- Erosion Control Plan
- Final Drainage Plan
- Final Landscape Plan
- Final Public Improvement Construction Plan
- Lighting Plan
- Reports and Studies
 - Traffic Impact Report
 - Soils/Geotechnical Study