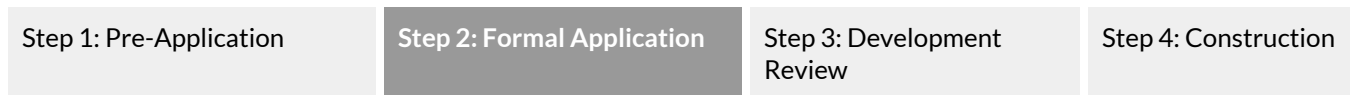




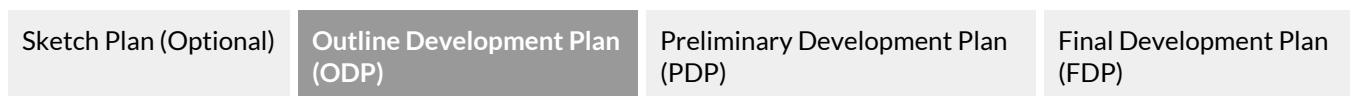
# Planned Unit Development (PUD) Outline Development Plan

An Outline Development Plan (ODP) is a conceptual plan of a proposed planned unit development (PUD), together with written materials, showing the general character and layout of the development parcel including the approximate location and density/intensity of uses, the approximate location of public and common open space, the location of existing and proposed streets and alleys, and the relationship of the development to adjacent areas that it may affect.

## Use This Document During



## Planned Unit Development (PUD) Process



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## Overview

An Outline Development Plan is an optional step of the PUD process designed to accommodate the needs of large, complex, or multi-phased projects for which it is impossible or impractical to prepare all of the detailed materials necessary for the approval of a Preliminary Development Plan.

## Approval Criteria

All of the following criteria, as applicable, must be met:

1. The Outline Development Plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan.
2. The Outline Development Plan addresses a unique situation, confers a substantial benefit to the City, or incorporates creative site design such that it achieves the purposes set out in §4.10.1 and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.
3. The Outline Development Plan complies with all applicable use, development, and design standards set forth in this Code that are not otherwise modified or waived.
4. The Outline Development Plan is consistent with and implements the intent of the specific PUD district, and shall comply with all applicable threshold standards and development/design standards set forth in §4.10.
5. To the extent reasonably feasible, the Outline Development Plan provides for integration and connection with adjacent development through street connections, sidewalks, trails, and similar features.
6. To the extent reasonably feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community.
7. Sufficient public safety, transportation, and utility facilities and services will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.
8. The proposed uses are compatible within the PUD and with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

Note: A listing of the applicable sections of the Land Development Code is provided for your review; please refer to these sections for more details: Section 3.7 Planned Unit Development, Section 3.1.6 Neighborhood Meetings, and Section 3.3 General Notice & Public Hearing Requirement.

# 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)

## Required Application Items Specific To ODP

- Project Narrative
- Adjacent Property Owners List
- Severed Mineral Rights Certification
- Vested Rights Waiver or Vested Rights Application
- Water Rights Questionnaire
- PUD Sketch Plan (if completed)
- Outline Development Plan Map
  - Uses proposed
  - Intensity or density of used proposed
  - Location of public and private open space
  - Location of existing buildings on the site
  - Road, street, and pedestrian networks proposed
  - Existing or proposed utilities and public services for the development
- Reports and Studies
  - Traffic Impact Report
  - Environmental Site Assessment/Audit

## Potential Required Application Items Specific To ODP

- General landscape concepts and other aesthetic features
- Description of design enhancements that justify PUD designation
- Proposed Phasing
- Grading Intent Statement
- Design Guidelines