



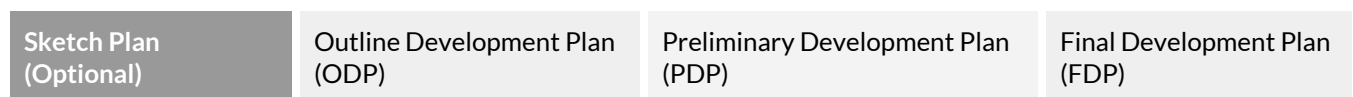
Planned Unit Development (PUD) Sketch Plan

A Sketch Plan is a conceptual plan of a proposed PUD development or subdivision for purposes of informal review that carries no vested rights or obligations. Planned Unit Development (PUD) is development of a property as a single entity for residential, commercial, industrial, or mixed use purposes, when the land development regulations that would normally apply are superseded by controls that allow a more sensitive and more economical arrangement of buildings and streets on the site, and when, often, development is spaced over a period of years in a predetermined program.

Use This Document During



Planned Unit Development (PUD) Process



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Overview

A Sketch Plan represents a generalized land use/site plan for the area proposed to be included within a PUD district. It is an optional step that allows early, informal evaluation of a proposed PUD zoning district before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred. Submittal requirements for a PUD Sketch Plan shall not constitute an application for the purposes of Vested Rights, or an approved Site Specific Development Plan. Any comments made by the City in response to a PUD Sketch Plan are for informational purposes only and shall not be binding on the City's consideration of any subsequent PUD application nor result in the vesting of any rights under this Code or state statute. Since the PUD Sketch Plan is conceptual only, there are no lapse provisions applicable.

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 Sketch Plan

- Project Description
- Proposed Uses
- Intensity of density of uses proposed
- Grading intent statement
- Concept Plan
 - Location of public and private open space
 - Location of existing and proposed buildings
 - Vehicular and pedestrian connections
 - Existing or proposed utilities and public services