



**FINAL PLANNED UNIT DEVELOPMENT (PUD)
APPLICATION**

Date : _____ Project Name: _____

1. Applicant's Name: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

2. Property Owner's Name(s): _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

3. Engineer's Name: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

4. Landscape Architect: _____
Company's Name: _____
Address: _____
City, State & Zip: _____
Phone: _____ E-mail: _____

5. The property generally located and list adjacent streets: _____

6. Size of property in Acres: _____ Square Feet: _____
7. Zoning District: _____ Future Land Use Category: _____
8. Number of Structures and/or units to be built: _____
9. Is the proposed use(s) permissible in requested district? _____

10. Provide description of the proposed use: _____

11. Provide phase breakdown and description of phases: _____

12. State the reason for this request (attach written summary if additional space is needed):

13. Has an application been filed within the last 12 months (describe, if yes)? _____

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Owner/Applicant Signature

Date

SUBMITTAL CHECKLIST

Collate submittal requirements into two (2) individual packages (includes one original package). Also, provide electronic copies (PDF) of the application and all support documents listed below (copied to a CD). [Incomplete submittals will not be accepted]

The following items must be submitted:

1. **Application Fee: \$3,500.00**

*Resubmital Fee: If substantial revisions are required as determined by the development review committee, all planning, zoning, and development applications shall be submitted within 60 days from the development review committee meeting at which the recommendations were made. After the 60 day time-frame a new application fee is required prior to any further city review.

Note: Additional costs incurred by the city engineer, city attorney, or outside consultants shall be billed directly to the applicant.

2. Completed application.

3. List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Lake County Property Appraisers. Provide written list (see attached) and provide list in Excel Spread Sheet Format and copy Excel spread sheet to CD with submittal packet.

4. The Property Card(s) from the Lake County Property Appraiser's office.

5. Location Map.

6. Proof of ownership (warranty deed or title certificate).

7. Development Report (Section 3.4.5.5 LDC).

8. Final Development Plan (i.e "Master Plan").

9. Boundary Survey signed and sealed (recent, accurate survey showing all existing improvements on the property and certified by the surveyor, drawn to engineering scale). Legal description of the property (also include legal description in MS word format and copy to CD).

10. If required, two (2) Drainage Calculations, Traffic Impact Analysis, Soils Report, and applicable engineering reports.

11. Any covenants, conditions, restrictions, agreements and grants which govern the use, maintenance and continued protection of buildings, structures and landscaping within the planned unit development.

12. A description of all methods and commitments to offset the impact of the project on

public facilities and services, including any areas to be conveyed or dedicated, and improved for roadways, parks, parkways, playgrounds, school sites, utilities, public buildings and other similar public service uses.

13. Provide reduced copy of Final Development Plan (Master Plan), survey, and plan sets not larger than 11" x 17" paper size.
14. Owner authorization letter, notarized from the owner(s), designating the applicant to act on their behalf.
15. Electronic version (emailed or copied to a CD) of the full application submittal (application, site plan, survey, all reports, owner Excel spread sheet, drawings, etc.) in PDF.

PROCEDURES

1. Application Submittal Due Date: Completed application form with support documents must be submitted on or before the first Monday on any month.

***** Incomplete submittals will not be accepted*****

2. If application is complete, it will be submitted to the Development Review Committee on the last Wednesday of the month.
3. If approved by the Development Review Committee the application will be forwarded to the next available Planning and Zoning Commission meeting.
4. Following action by the Planning and Zoning Commission, the application will be forwarded to the City Council at their next available meeting for final action.

Additional Approvals: Based on the scope of the PUD project and the level of detail and the scope of the final development plan, additional submittals in the form of a subdivision plat or site plan may be required for any section of the project before authorization can be given to proceed with development of that section. Procedures and submittals outlined in Chapters IV and V of the LDC apply. Combined or concurrent reviews may be allowed as previously described.

DEVELOPMENT REPORT

Development Report is required for the Planning and Zoning Commission and the City Council's review) including the following information (see Land Development Code):

- a. A location map showing the relationship between the area proposed for development, the remainder of the area within the surrounding area;
- b. The legal description and gross acreage of the area submitted for final approval;
- c. The name, location, width and layout of existing streets, including abutting arterial highways, within two hundred (200) feet of the property in question.

- d. The names, locations, right-of-way widths, width of pavement of proposed streets, easements, pedestrian ways, bicycle paths and watercourses;
- e. The locations, dimensions, design elevations or renderings, and uses of all buildings and structures, including proposed property lines, utilities, plants and permanent signs;
- f. Design Data:
 1. Proposed use;
 2. Number of dwelling units;
 3. Floor area of commercial or industrial uses;
 4. Gross residential density;
 5. Net residential density;
 6. Commercial and industrial floor area ratios;
 7. Building setbacks;
 8. Building separations;
 9. Maximum impervious surface lot coverage;
 10. Heights of structures;
 11. Distance of buildings from vehicular access ways and parking area;
- g. The open space, recreation space and private outdoor living area;
- h. A landscaping and tree planting plan;
- i. The open and covered off-street parking area, indicating external lighting systems;
- j. The walls, fencing or landscaping where required, between private and common areas, along streets or highways, drainage ways, railroads and along the periphery of the development;
- k. Any refuse storage areas and methods of solid waste disposal;
- l. The treatment of street lighting, external lighting and roof-mounted equipment;
- m. The identification of the present ownership and the developers of all land included in the development; and
- n. The identification of consultants involved in the plan preparation.

Preliminary Engineering Plan. To include provisions for:

- Roads
- Water
- Sewer
- Environmental impact when required by the City
- Fire protection
- Water management

SURROUNDING OWNERS LIST

List the owner's names and mailing addresses for all property lying within 300 feet surrounding the property, as recorded on the latest Official Tax Rolls. Property owners obtained from the Lake County Property Appraisers web site. Provide a written list (see below). Also provide the owners list in Excel Spread Sheet Format and copy to CD with submittal packet.

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

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Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

Name

Address

City State Zip

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Address

City State Zip

Name

Address

City State Zip

Note: Hearing Notifications (Mailings): The applicant shall pay, as part of the application fee, mailings to surrounding owners for the initial 200 notices. The applicant shall reimburse the City the mailing cost for all notices after 201 and for any subsequent hearings requiring re-notice as a result of the applicant postponing or re-scheduling of any hearing. Such cost shall be billed directly to the applicant.