

PLANNED UNIT DEVELOPMENT GUIDE AND APPLICATION

Note: If the PUD application involves the subdivision of property the preliminary application must also be completed.

APPLICATION CHECKLIST:

1. Completed **application form**.
2. **Only the owners of the property in question may request the Planned Unit Development (PUD)**. If someone, other than the owner, will be handling the development process we will also need a letter, from the owner of said property, giving them authority to do so.
3. **Development Plan Submittal**, as described in Section 9.02.0, paragraph B of the Brookland Zoning Code.
4. Application Fee and Engineering Review Fee.
5. A legible typed legal description of property.

PROCEDURE:

1. The Planning Commission shall review the proposed PUD after proper submittal of all documents and review by the appropriate city staff. The following criteria will govern the approval or disapproval of the PUD application by the Planning Commission:
 - The PUD shall provide public benefits that would not be achievable through the normal zoning regulations.
 - The PUD shall maintain the same or higher level of service (LOS) for the surrounding traffic system.
 - The PUD shall conform in size, shape, and bulk to those in surrounding developments. The Planning Commission may make exceptions when adequate buffering is included with the PUD to shield adjoining uses from the adverse effects of higher land use intensities. The Planning Commission may also make exceptions when the PUD clearly represents a transitional development between developments or neighborhoods of differing densities or intensities of use.
 - The PUD shall be compatible with the all adopted plans and policies of the city, including the Master Street Plan. If the PUD is not consistent with any of such plans or policies, the application must include with the PUD submittal a request to amend such plans or policies.
 - The PUD shall be designed in such a manner as to protect the public health, welfare and safety of the residents of the neighborhood in which it is located.
 - The PUD must be of a character and contain such uses that are needed in the area of the proposed project.
 - Approval of a PUD cannot result in the violation of regulations in the Arkansas Fire Prevention Code or in regulations issued by the Arkansas Health Department. Approval of the PUD cannot

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result in the reduction of standard engineering practices or in the drainage or water quality requirements of the city

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PLANNED UNIT DEVELOPMENT APPLICATION

Property Owner
Name/Signature: _____

Spouse
Name/Signature: _____

Property Address: _____

Development Description: _____

Legal Description: _____

Existing Zoning: _____

The undersigned property owner designates the following agent or attorney to represent the applicant at all hearings:

Name	Address	City	State	Phone No.
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Property Owner Signature

Spouse Signature

Property Owner Mailing Address

City

State

Zip

Phone: _____