

Section 6 – Planned Unit Developments

PLANNED UNIT DEVELOPMENT – TECHNICAL CRITERIA

PROJECT NAME:

APPLICANT:

DATE:

SKETCH PUD DEVELOPMENT PLAN

PUD APPLICATION FEE AND FEE AGREEMENT

WRITTEN STATEMENT (submit 28 copies) – Which includes the following:

- List all subdivision regulation exceptions proposed for the PUD and how the proposal complies with the Community Design and Development Standards
- Identify the underlying zoning district(s) for the property and describe any proposed modifications and/or restrictions to the allowed uses and/or standards within the district(s). If any special uses are requested, explain how the special use review criteria (refer to Section 16-3-500) will be addressed.
- Identify and explain the benefits which will be provided by the PUD to offset the impact of the modifications requested (i.e., if the minimum lot size is decreased, additional functional, centrally located common open space will be provided; or if the width of the local street right-of-way is decreased by eliminating on-street parking, then there will be designated parking areas with 300 feet of all residences, etc.). All proposed benefits must offset the proposed modifications
- Explain how the proposed PUD will be compatible with adjacent neighborhoods, which now exist or are proposed in the future. Describe any proposed buffering techniques, which serve to achieve such compatibility.
- Provide any additional relevant information, which the Town may deem necessary.

PLANNED UNIT DEVELOPMENT – TECHNICAL CRITERIA

PROJECT NAME:

APPLICANT:

DATE:

PRELIMINARY PUD DEVELOPMENT PLAN

PUD APPLICATION FEE AND FEE AGREEMENT

WRITTEN STATEMENT – Which includes the following:

- List all subdivision regulation exceptions being proposed for the PUD and explain why such exceptions are justified. Identify the underlying zoning district(s) for the property and describe any proposed modifications and/or restrictions to the allowed uses and/or standards within the district(s). Provide a comparison between the proposed preliminary PUD plan to the elements and standards of the underlying zone district(s) as contained in this Code. If any special uses are requested, explain how the special use review criteria (refer to Section 16-3-500) will be addressed.
- Describe how the proposed PUD overlay rezoning satisfies one or more of the criteria for amendments to the Official Zoning Map (Section 16-3-530).
- Identify and explain the benefits which will be provided by the PUD to offset the impact of the modifications requested. The proposed benefits must offset the proposed modifications.
- Explain how the proposed PUD will be compatible with adjacent neighborhoods, which now exist or are proposed in the future. Describe buffering techniques, which serve to achieve such compatibility.
- An explanation of how the preliminary PUD development plan is consistent with the sketch PUD development plan, or if there are differences, the rationale for the changes.
- Draft copies of owners' association documents (covenants, conditions, restrictions and any architectural design guidelines) that provide an acceptable program for the continuing maintenance of open space, recreational areas, walkways, and private streets within the PUD; that detail the type of organizational structure responsible for such ongoing maintenance; and that provide for architectural review based on the design guidelines.
- Any additional relevant information which the Town may deem necessary.

PRELIMINARY PUD PLAN – Using the preliminary plat map as a base include a clear graphic representation of:

- All principal, special, and accessory uses within each land use category within the PUD, i.e., single-family, multi-family, commercial, etc., either listed specifically or by reference to the zoning districts within the Town of Frederick. In particular, note any modifications to the principal, special, and accessory uses of the underlying zone district(s).
- Standards for principal and accessory uses within each land use category, to include:
 - Minimum lot area
 - Any additional relevant information which the Town may deem necessary
 - Maximum lot coverage
 - Maximum floor area ratio (total floor area to total lot area)
 - Maximum building height
 - Parking requirements for principal, accessory, and special uses
- Proposed phasing for the development

PLANNED UNIT DEVELOPMENT – TECHNICAL CRITERIA

PROJECT NAME:	
APPLICANT:	DATE:

FINAL PUD DEVELOPMENT PLAN	
<input type="checkbox"/>	APPLICATION FEE AND FEE AGREEMENT
<input type="checkbox"/>	<p>WRITTEN STATEMENT – Which includes the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Written PUD description as part of the general development information, based on the materials submitted for the preliminary PUD development plan and on comments received from the Town at the time of preliminary plan review. <input type="checkbox"/> List all subdivision regulation exceptions being proposed for the PUD and explain why such exceptions are justified. <input type="checkbox"/> Identify the underlying zoning district(s) for the property and describe any proposed modifications and/or restrictions to the allowed uses and/or standards within the district(s). Provide a comparison between the proposed final PUD plan to the elements and standards of the underlying zone district(s) as contained in this Code. If any special uses are requested, explain how the special use review criteria (refer to Section 16-3-500) will be addressed. <input type="checkbox"/> Describe how the proposed PUD overlay rezoning satisfies one or more of the criteria for amendments to the Official Zoning Map (Section 16-3-530). <input type="checkbox"/> Identify and explain the benefits which will be provided by the PUD to offset the impact of the modifications requested. The proposed benefits must offset the proposed modifications. <input type="checkbox"/> Explain how the proposed PUD will be compatible with adjacent neighborhoods, which now exist or are proposed in the future. Describe buffering techniques, which serve to achieve such compatibility. <input type="checkbox"/> An explanation of how the final PUD development plan is consistent with the preliminary PUD development plan, or if there are differences, the rationale for the changes. <input type="checkbox"/> Copies of owners' association documents (covenants, conditions, restrictions and any architectural design guidelines) that provide an acceptable program for the continuing maintenance of open space, recreational areas, walkways, and private streets within the PUD; that detail the type of organizational structure responsible for such ongoing maintenance; and that provide for architectural review based on the design guidelines. <input type="checkbox"/> Provide any additional relevant information, which the Town may deem necessary.
<input type="checkbox"/>	<p>FINAL PUD PLAN – Using the final plat map as a base include a clear graphic representation of:</p> <ul style="list-style-type: none"> <input type="checkbox"/> All principal, special, and accessory uses within each land use category within the PUD, i.e., single-family, multi-family, commercial, etc., either listed specifically or by reference to the zoning districts within the Town of Frederick. In particular, note any modifications to the principal, special, and accessory uses of the underlying zone district(s). <input type="checkbox"/> Standards for principal and accessory uses within each land use category, to include: <ul style="list-style-type: none"> <input type="checkbox"/> Minimum lot area <input type="checkbox"/> Any additional relevant information which the Town may deem necessary <input type="checkbox"/> Maximum lot coverage <input type="checkbox"/> Maximum floor area ratio (total floor area to total lot area) <input type="checkbox"/> Maximum building height <input type="checkbox"/> Parking requirements for principal, accessory, and special uses. <input type="checkbox"/> Proposed phasing for the development.

TOWN BOARD ACTION – FINAL PUD DEVELOPMENT PLAT

APPROVED:	DATE:
DISAPPROVED:	DATE:
CONDITIONALLY APPROVED:	DATE:
COMMENTS:	
SIGNATURE OF MAYOR	

PROJECT EVALUATION WORKSHEET FOR PUD SKETCH PLAN APPLICATIONS

PROJECT NAME:	
APPLICANT:	PROJECT LOCATION:
NAME OF REVIEWER:	DATE:

ISSUE	COMMENTS
<p>Look at the <i>Land Use Application Form</i>. Is the site within Milliken's Planning Area? Consider:</p> <ul style="list-style-type: none"> • Is the proposal consistent with land use designations? • Is there a proposed school site on the property? • Is the site near an important gateway or travel corridor? • Is the property in the floodplain? 	
<p>Look at the <i>Context/Vicinity Map</i>. How does the property fit in with the surrounding area? Consider:</p> <ul style="list-style-type: none"> • Compatibility with surrounding land uses • Proximity to major streets • Impact project will have on street system • How will the property obtain sewer/water service • How will the property provide for/tie in with the regional trail system 	
<p>Look at the <i>Conceptual Open Space and Ecological Characterization Plan</i>. Are the natural resources on the site protected? Are they integrated into the overall design for the project and the neighborhood? Is there an adequate buffer from sensitive areas? Does it meet the intent of the <i>Johnstown/Milliken Parks, Trails, Recreation, and Open Space Master Plan</i>?</p>	

ISSUE	COMMENTS
<p>Look at the <i>Conceptual Landscape Plan</i>. Does it illustrate the overall design concept for landscaping and show how it relates to the development? Will it enhance the special/natural areas?</p>	
<p>Review the <i>General Development Information</i>. Are you comfortable with the proposed sketch plan as it is described?</p>	
<p>Does the sketch plan application adequately address any areas of concern mentioned in the soils report and map?</p>	
<p>Has a geologic report been submitted? Has the sketch plan application adequately addressed any areas of concern mentioned in the geologic report?</p>	
<p>Additional comments:</p>	

PUD SKETCH PLAN REVIEW CRITERIA	
CRITERION	HAS CRITERION BEEN MET?
A. Proposed Land Use and Zoning Issues	
<p>B. Does the sketch plan further the goals and policies of the <i>Milliken Comprehensive Plan</i> including:</p> <ol style="list-style-type: none"> 1. The proposed development promotes Milliken's small town, rural character. 2. Proposed residential development adds diversity to Milliken's housing supply. 3. Proposed commercial development will benefit Milliken's economic base. 4. Parks and open space are incorporated into the site design. 5. The proposed project protects Milliken's environmental quality. 6. The development enhances cultural, historical, educational and/or human service opportunities. 	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>C. The sketch plan represents a functional system of land use and is consistent with the rationale and criteria set forth in the code, the <i>Milliken Comprehensive Plan</i> and <i>Milliken Design Guidelines</i>. This item should be evaluated using the <i>Visioning Worksheet</i> completed at the Planning Commission Visioning Meeting.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>D. The utility and transportation design is adequate, given existing and planning capacities of those systems.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>E. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>F. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Milliken, according to Milliken's goals.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>G. All PUD applications shall include a gross land area of not less than two (2) acres, except in the R-M and R-MH Districts, where the gross land area shall not be less than six (6) acres. Upon the specific request of the landowner or upon the recommendation of the Board of Trustees, the two-acre requirement set forth in this Section may be waived if, after considering the land use requested, the Board of Trustees finds that such waiver would be beneficial to the Town and foster the objectives of this Code.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>H. The area of land for the PUD may be controlled by one (1) or more landowners and must be developed under unified control or a unified plan of development.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:

PUD SKETCH PLAN REVIEW CRITERIA	
CRITERION	HAS CRITERION BEEN MET?
<p>I. Sketch PUD Development Plan Review Criteria. The following review criteria will be used by the Staff, Planning Commission and Board of Trustees to evaluate all PUD applications at the time of sketch PUD plan/sketch plan review:</p> <ol style="list-style-type: none"> 1. The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and that such exceptions are in the best interest of the public health, safety and welfare. 2. The proposed PUD conforms to the PUD restrictions, and the proposed zoning is compatible with the surrounding land uses. 3. The PUD proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health and general welfare. 4. The uses and densities in the proposed PUD are compatible, and will be effectively integrated with adjacent neighborhoods that now exist or are proposed in the future. 5. The proposed PUD is in general conformance with the Comprehensive Plan, Community Design and Development Standards and the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan and the criteria as set forth in Section 16-2-20 of this Code. 6. One (1) or more of the criteria for amendment of the official zoning map has been satisfied. 	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Comments:</p>

PROJECT EVALUATION WORKSHEET FOR PRELIMINARY PUD APPLICATIONS

PROJECT NAME:	
APPLICANT:	PROJECT LOCATION:
NAME OF REVIEWER:	DATE:

PRELIMINARY PUD REVIEW CRITERIA	
CRITERION	HAS CRITERION BEEN MET?
A. The preliminary PUD represents a functional system of land use and is consistent with the rationale and criteria set forth in the <i>Code</i> and the <i>Milliken Comprehensive Plan</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
B. The application is consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval.	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
C. The land use mix within the project conforms to Milliken's <i>Zoning District Map</i> and <i>Land Use and Public Facilities Map</i> and furthers the goals and policies of the <i>Milliken Comprehensive Plan</i> including: <ol style="list-style-type: none"> 1. The proposed development promotes Milliken's small town, rural character. 2. Proposed residential development adds diversity to Milliken's housing supply. 3. Proposed commercial development will benefit Milliken's economic base. 4. Parks and open space are incorporated into the site design. 5. The proposed project protects Milliken's environmental quality. 6. The development enhances cultural, historical, educational and/or human service opportunities. 	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
D. The utility and transportation design is adequate, given existing and planning capacities of those systems.	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
E. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:

PRELIMINARY PUD REVIEW CRITERIA	
CRITERION	HAS CRITERION BEEN MET?
F. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Milliken, according to Milliken's goals.	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
G. Preliminary PUD Development Plan Review Criteria. In addition to all of the review criteria for a sketch PUD development plan, the following review criteria will be used by the Town Staff and Board of Trustees to evaluate all PUD applications at the time of preliminary PUD plan/preliminary plat: <ol style="list-style-type: none"> 1. The preliminary PUD development plan is substantially consistent with the sketch development plan as approved by the Board of Trustees. 2. All sketch PUD development plan conditions of approval have been adequately addressed on the preliminary PUD development plan. 	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:

PROJECT EVALUATION WORKSHEET FOR FINAL PUD APPLICATIONS

PROJECT NAME:	
APPLICANT:	PROJECT LOCATION:
NAME OF REVIEWER:	DATE:

FINAL PUD REVIEW CRITERIA	
CRITERION	HAS CRITERION BEEN MET?
<p>A. The final PUD conforms to the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>B. The development will substantially comply with the <i>Community Design Principles and Development Standards</i> (Article 2). It may help to refer to the preliminary plat project evaluation worksheet.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:
<p>C. All applicable technical standards have been met. The comments from staff, referral parties, attorney, engineer, and planner have been adequately addressed and incorporated into the final plat.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No Comments:

FINAL PUD REVIEW CRITERIA	
CRITERION	HAS CRITERION BEEN MET?
<p>D. Final PUD Development Plan Review Criteria. In addition to all of the review criteria for a preliminary PUD development plan, the following review criteria will be used by the Town Staff and Board of Trustees to evaluate all PUD applications at the time of final PUD plan/final plat:</p> <ol style="list-style-type: none"> 1. The final PUD development plan is substantially consistent with the preliminary PUD development plan as approved by the Board of Trustees. 2. All preliminary PUD development plan conditions of approval have been adequately addressed on the final PUD development plan 	