

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 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 Code 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?
<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. 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:</p> <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: