

Planned Unit Developments (PUDs)



Facts to Know

RELATED FACTS TO KNOW:

Annexation, Approved Plant List, Bulk Standards (for the relevant zone district), Concept Plan, Conditional Use Permit, Development Plan (PUD Development Permit) Fees, Helpful Contact Information, Landscape Plan, Lot Line Adjustment, Neighborhood Meeting, Park and School Fees, Pre-Application Meeting, Severed Mineral Rights, Sketch Plat, Subdivision (Plat), Use-by-Permit, Variance, Zone Change, and Water.

INTRODUCTION:

A Planned Unit Development (PUD) Zone Document is a customized zoning document that is used in three different scenarios (Note: the purpose of a PUD Zone Document is not to avoid meeting bulk standards, design standards, sign standards, etc. All applicants for a PUD Zone Document must demonstrate how their proposal fits into one of the three categories listed below).

1. It allows a property owner to create a unique or innovative development.
2. It allows for the master planning of a large development area.
3. It accommodates a use that is so unique that it is not adequately addressed by a straight zone district.

Properties zoned with a PUD zoning designation are generally required to undertake three processes prior to submitting building permits. First, a PUD Concept Schematic is generally required to be submitted and it will be reviewed by the Development Review Team (DRT) and the Planning Commission (staff can help determine if a PUD Concept Schematic will be necessary). PUD Concept Schematics are neither approved nor denied. Second, the PUD Zone Document is submitted for the DRT's review and approval by the City Council. Third, a PUD Development Permit is required to be submitted, which will be reviewed by the DRT and approved by either the DRT or City Council (see the Facts to Know for Development Plans/PUD Development Permits for more information).

GENERAL TIMEFRAME:

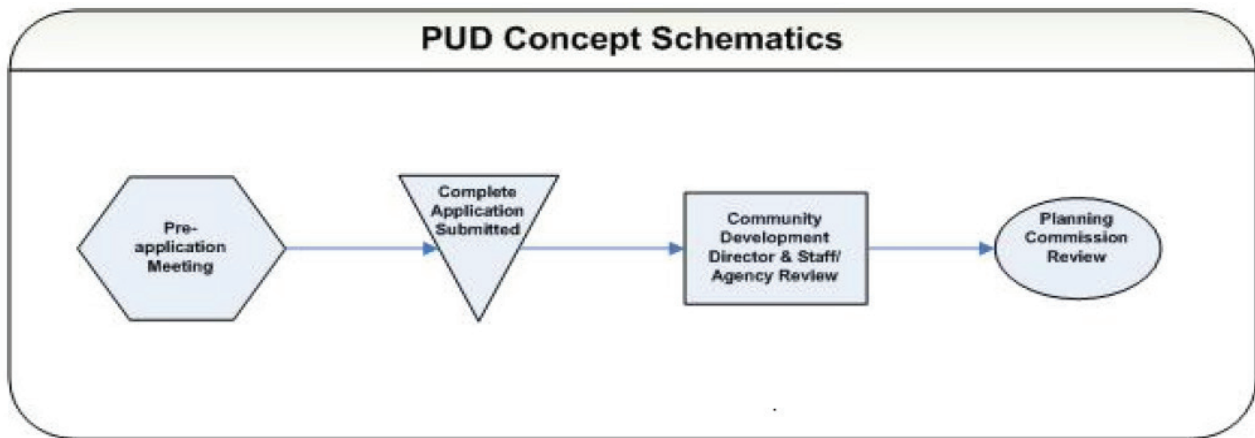
- In order to maximize the efficient processing of an application, **it is in the applicant's best interest to ensure that a complete and thorough application has been submitted** and any subsequent submittals adequately address any comments that were provided.
- No building permit may be submitted for review until all land use applications have been approved.
- The length of time to process a PUD Concept Schematic can vary depending on the complexity of the request, the size of the development, or if there are unique circumstances. However, a PUD Concept Schematic can generally be processed in **2 – 4 months**.
- Once the PUD Concept Schematic has been reviewed by the DRT and the Planning Commission a PUD Zone Document can be submitted.
- The length of time to process a PUD Zone Document can vary depending on the complexity of the request, the size of the development, whether or not the development is part of other requests, or if there are unique circumstances. However, PUD Zone Documents generally can be processed in **4 – 6 months**.
- Generally speaking, the time it takes to fully entitle property with a PUD zoning designation is **6 – 12 months**.

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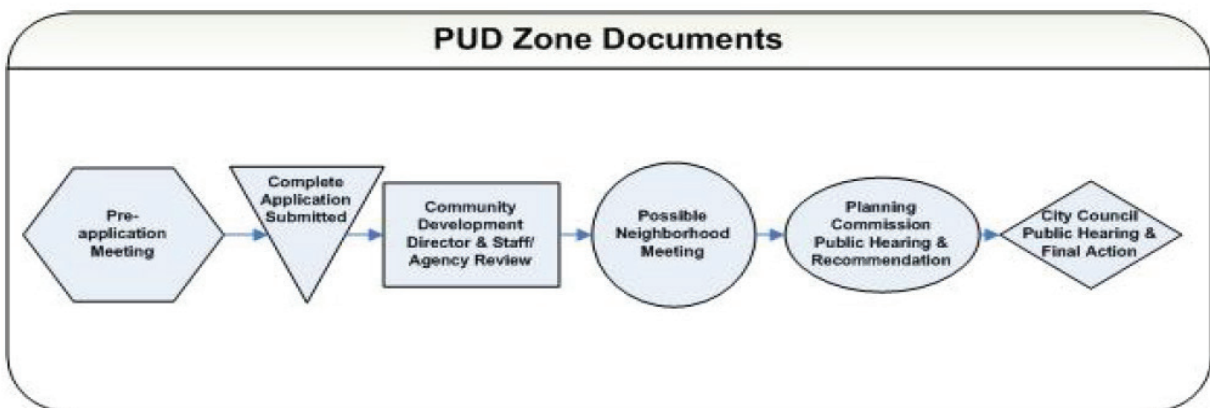
GENERAL NOTES:

- ❑ Prior to submitting a PUD Concept Schematic or a PUD Zone Document for review, a Pre-Application meeting with staff should be scheduled to discuss the application and any additional requirements.
- ❑ Occasionally, the city may require a neighborhood meeting when it appears that an application may have impacts to the surroundings area.
- ❑ The city is authorized to impose any condition(s) on the approval of a PUD Zone Document that are necessary in order to carry out the general purpose and intent of the Land Development Code (LDC) or the Comprehensive Plan.
- ❑ The city may revoke an approved PUD Zone Document if the applicant fails to comply with any of the conditions that were imposed by the city in conjunction with the approval.

PUD CONCEPT SCHEMATIC FLOWCHART:



PUD ZONE DOCUMENT FLOWCHART:



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REVIEW PROCESS:

- ❑ A request for a PUD Concept Schematic or a PUD Zone Document is usually initiated by the property owner or a qualified representative through the Pre-Application process.
- ❑ A complete application is submitted for review.
 - At the time of submittal, staff will determine if the application is complete (**incomplete applications will not be accepted and will be returned without review**).
 - The city will refer the application out to various departments within the city and outside organizations for review and comment.
 - After a review period of approximately 3 weeks, the case is discussed at the internal Development Review Team (DRT) meeting. After the DRT meeting, the applicant will receive a comment letter identifying necessary revisions and questions to be answered.
 - The applicant will address these comments and resubmit to the city for an additional review cycle of approximately 2 weeks. This process will continue until all comments are resolved (this may involve multiple review cycles) and the application is ready for either the study session with Planning Commission or the public hearing process.
- ❑ Once a PUD Concept Schematic is ready for study session with Planning Commission, staff will work with the applicant to schedule a meeting with the Planning Commission. The study session with the Planning Commission is intended to provide feedback for both the applicant and city staff to consider when reviewing the PUD Zone Document.
- ❑ Once a PUD Zone Document is ready for public hearing, but prior to the hearing, the property will be pted with a sign for 7 -10 days, a public hearing notice will be placed in the newspaper, and neighbors will be notified in writing of the request. This process will occur for both Planning Commission and City Council hearings.
- ❑ A PUD Zone Document is required to have two (2) public hearings. The first public hearing will take place with the Planning Commission, who will make a recommendation to the City Council to approve, approve with conditions, or deny the application. The ultimate approval or denial of a PUD Zone Document is made by the City Council at a public hearing the month following the Planning Commission hearing. If approved, one (1) additional City Council meeting is required for a second reading of the ordinance (applicants are not required to attend the second reading).
 - The Planning Commission meets at 6 p.m. on the 1st Tuesday of every month in the City Council Chambers located at 7887 E. 60th Avenue.
 - The City Council hears land use cases on the 1st Monday of every month in the City Council Chambers located at 7887 E. 60th Avenue. City Council meetings begin at 6 p.m.
 - **According to Colorado state law, applicants are required to notify any severed mineral right interests prior to a public hearing. An applicant who has not notified relevant mineral right owners will have their application postponed until they are able to prove compliance with state requirements.**

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PUD ZONE DOCUMENT APPROVAL CRITERIA:

1. The PUD Zone Document is consistent with the policies and goals of the comprehensive plan, any applicable adopted area plan, or community plan of the city, or it reflects conditions that have changed since the adoption of the comprehensive plan;
2. The PUD Zone Document is consistent with any previously reviewed PUD Concept Schematic;
3. The PUD:
 - a. Addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site Design such that it achieves the purposes set out in Section 21-4370 (PUD Zone District) of the LDC and represents an improvement in quality over what could have been accomplished through strict applications of the otherwise applicable district or development standards. This may include but is not limited to improvements in open space; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; unique architecture or design, or increased choice of living and housing environments; or
 - b. The PUD is required to avoid completely prohibiting a legal, permitted business use within the city;
4. The PUD complies with all applicable city standards not otherwise modified or waived by the city;
5. The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, and similar features;
6. To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;
7. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development;
8. As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, capacity, and financing; and
9. The same development could not be accomplished through the use of other techniques, such as height exceptions, variances, or minor modifications.

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SUBMITTAL REQUIREMENTS FOR PUD CONCEPT SCHEMATICS:

- 1 copy of a signed and notarized land use application with the non-refundable review fee.
- 1 copy of the general warranty deed with a complete legal description for the subject property.
- 1 copy of an unstapled 11" x 17" version of the plan.
- 1 copy of a preliminary contact letter from the South Adams County Water and Sanitation District.
- 15 folded paper copies (18" x 24" or 24" x 36") of the proposed PUD Concept Schematic. The submittal shall include things like (an example PUD Concept Schematic is located with the checklist):
 - The property boundaries.
 - All adjacent land uses.
 - The proposed land use designations with densities and/or intensities.
 - The general location for arterial and collector streets with potential access points.
 - Types and locations for schools.
 - Locations and sizes of parks, existing natural features (i.e. trees/vegetation, floodways, wildlife habitat, etc.) that will be preserved and/or protected.
 - Any existing or known oil and gas facilities and/or windows.
 - Potential phasing plan (if applicable).
 - Any other relevant information.
- 15 paper copies of a narrative for the project that:
 - Discusses the use of the property and the scope of the project. Including how the proposal is consistent with the Comprehensive Plan.
 - Describes site layout and circulation.
 - Discusses the general location for arterial and collector streets with potential access points, densities of residential uses, types of businesses, types and locations for schools, locations and sizes of parks, existing natural features (i.e. trees/vegetation, floodways, wildlife habitat, etc.) that will be preserved and/or protected, and any oil and gas facilities located within the boundaries of the proposal.
 - Discusses the potential phasing plan.
 - Discusses the integration with surrounding development (either current or future).
 - Any other relevant information.
- 1 electronic copy of all documents in .pdf format on a CD or thumb drive.
- City Council, Planning Commission, or staff may require additional information or technical studies on a case by case basis.

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SUBMITTAL REQUIREMENTS FOR PUD ZONE DOCUMENTS:

- 1 copy of the land use application and the non-refundable review fee.
- 1 copy of the general warranty deed with a complete legal description for the subject property.
- 1 copy of an unstapled 11" x 17" version of the plan.
- 1 copy of a preliminary contact letter from the South Adams County Water and Sanitation District.
- 15 folded paper copies (18" x 24") of the PUD Zone Document (an example PUD Zone Document is located with the checklist).
- 15 paper copies of a narrative for the project that:
 - Discusses the use of the property and the scope of the project. Including how the proposal is consistent with the Comprehensive Plan and the PUD Concept Schematic.
 - Describes site layout and circulation.
 - Discusses the general location for arterial and collector streets with potential access points.
 - The densities of residential uses.
 - The types of commercial uses and/or businesses.
 - The types and locations for schools.
 - The types, locations, and sizes of parks, any existing natural features (i.e. trees/vegetation, floodways, wildlife habitat, etc.) that will be preserved and/or protected, and any oil and gas facilities located within the boundaries of the proposal.
 - Discusses the potential phasing plan.
 - Discusses the integration with surrounding development (either current or future).
 - Discusses any topics that were identified as part of the study session with Planning Commission.
 - Any other relevant information.
- 5 paper copies of a Drainage Study (if applicable – determined by the Public Works Department).
- 5 paper copies of a Traffic Study (if applicable – determined by the Public Works Department).
- 1 paper copy of a financial statement indicating a financial ability to complete the project (if required).
- 1 paper copy of a signed declaration of Severed Mineral Rights (if required).
- 1 electronic copy of all documents in .pdf format on a CD or thumb drive.
- City Council, Planning Commission, or staff may require additional information or technical studies on a case by case basis.

The subsequent sheets contain the review checklist and template documents that staff will use to review all submitted PUD Concept Plans and PUD Zone Document applications. **Please Note:** additional information may be necessary in order to perform a complete review of the application.

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PUD CONCEPT SCHEMATIC CHECKLIST					
ALL SHEETS SHALL INCORPORATE THE FOLLOWING:					
No.	Item	Yes	No	Comment(s)	(P/E)
1	18" x 24" or 24" x 36" sheets with 1/2" border on the top, bottom and right with a 2" border on the left.	<input type="checkbox"/>	<input type="checkbox"/>		P
2	The precise name of the township, section, range, city, county, state.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
3	Sheet index.	<input type="checkbox"/>	<input type="checkbox"/>		P
4	The name of the PUD Concept Schematic.	<input type="checkbox"/>	<input type="checkbox"/>		P
5	The name, telephone number, and email address of the individual designing the plans.	<input type="checkbox"/>	<input type="checkbox"/>		P
6	The date the plans were submitted and/or resubmitted.	<input type="checkbox"/>	<input type="checkbox"/>		P
SHEET 1:					
1	A vicinity map with a scale of at least 1" equals 1,000' (written and graphic) with all roadways identified and a north arrow.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
2	The following note must appear on all PUD Concept Schematics: This application is for a PUD Concept Schematic. Therefore, the information contained herein is neighbor approved nor denied. The feedback provided by the city is intended to inform the future PUD Zone Document submittal.	<input type="checkbox"/>	<input type="checkbox"/>		P
3	The Legal Description worded as follows: Know all men by these presents that _____ being the (owner, mortgages, lien holder) of that part of the (described quarter-section, section, township, range, city, county, state), being more particularly described as follows; to wit, Beginning at (complete legal description); containing (to the nearest one-hundredth) acres more or less has submitted this PUD Concept Schematic.	<input type="checkbox"/>	<input type="checkbox"/>		E

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SHEET 1 CONTINUED:					
No.	Item	Yes	No	Comment(s)	(P/E)
4	A Project Summary Table addressing the following:				P
	a. A short summary of the project vision.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. A short summary of how the project complies with the Comprehensive Plan.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. The site size.	<input type="checkbox"/>	<input type="checkbox"/>		
	d. Site Strengths (i.e. location, infrastructure, topography, existing features, etc.)	<input type="checkbox"/>	<input type="checkbox"/>		
	e. Site Challenges (i.e. floodplains, oil and gas leases, landfills, airport noise contours, pipeline easements, etc.)	<input type="checkbox"/>	<input type="checkbox"/>		
SHEET 2 (LAND USE SCHEMATIC):					
1	A suitable scale and a north arrow.	<input type="checkbox"/>	<input type="checkbox"/>		P
2	The general locations of all arterial and collector streets are shown.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
3	Potential points of access from existing or proposed arterial and collector streets are shown.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
4	If applicable, show locations and dimensions of existing bike paths, easements, railroad rights-of-way, floodplains, oil and gas wells, etc.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
5	Show the existing features on the site that will be protected and/or preserved (historic areas, existing structures, natural habitats, etc.).	<input type="checkbox"/>	<input type="checkbox"/>		P/E
6	If applicable, show locations and dimensions of future bike paths, easements, railroad rights-of-way, floodplains, oil and gas wells, etc.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
7	Show the type and locations of any public uses with anticipated acreages (schools, fire stations, police substations, public or private parks, open space, etc.).	<input type="checkbox"/>	<input type="checkbox"/>		P
8	Proposed land use areas are shown with their approximate locations.	<input type="checkbox"/>	<input type="checkbox"/>		P
9	Surrounding development is shown and connections to existing development are provided.	<input type="checkbox"/>	<input type="checkbox"/>		P/E

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SHEET 3 (SUB-AREA DETAILS):					
No.	Item	Yes	No	Comment(s)	(P/E)
1	The overall project statistics are shown in table format with the following type of information:				P
	a. Anticipated gross and net acreages of the entire site.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. The total acreage of each land use designation and the percent of the total acreage of the development.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. A brief description about how each proposed planning area is consistent with the Comprehensive Plan.	<input type="checkbox"/>	<input type="checkbox"/>		
2	Each land use category (residential, commercial, public, etc.) is listed in table format with the following type of information:				P
	a. The proposed use type.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. The size of the proposed sub-area.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. The proposed minimum density/intensity	<input type="checkbox"/>	<input type="checkbox"/>		
	d. The proposed maximum density/intensity.	<input type="checkbox"/>	<input type="checkbox"/>		
	e. Generally allowed uses.	<input type="checkbox"/>	<input type="checkbox"/>		
	f. The totals for the proposed minimum and maximum density/intensity.	<input type="checkbox"/>	<input type="checkbox"/>		
	g. For private park areas, the percent of the total residential development is provided (3% minimum).	<input type="checkbox"/>	<input type="checkbox"/>		

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PUD ZONE DOCUMENT CHECKLIST					
ALL SHEETS SHALL INCORPORATE THE FOLLOWING:					
No.	Item	Yes	No	Comment(s)	(P/E)
1	18" x 24" or 24" x 36" sheets with 1/2" border on the top, bottom and right with a 2" border on the left.	<input type="checkbox"/>	<input type="checkbox"/>		P
2	The precise name of the township, section, range, city, county, state.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
3	Sheet index.	<input type="checkbox"/>	<input type="checkbox"/>		P
4	The name of the PUD Zone Document.	<input type="checkbox"/>	<input type="checkbox"/>		P
5	The name, telephone number, and email address of the individual designing the plans.	<input type="checkbox"/>	<input type="checkbox"/>		P
6	The date the plans were submitted and/or resubmitted.	<input type="checkbox"/>	<input type="checkbox"/>		P
SHEET 1:					
1	A vicinity map with a scale of at least 1" equals 1,000' (written and graphic) with all roadways identified and a north arrow.	<input type="checkbox"/>	<input type="checkbox"/>		P/E
2	<p>The Legal Description worded as follows: Know all men by these presents that _____ being the (owner, mortgages, lien holder) of that part of the (described quarter-section, section, township, range, city, county, state), being more particularly described as follows; to wit, Beginning at (complete legal description); containing (to the nearest one-hundredth) acres more or less.</p> <p>Executed this _____ day of _____, AD 20____.</p> <p>Owner(s) Signature and Printed Name _____</p> <p>Mortgagee or Lien Holder(s) Signature and Printed Name _____</p>	<input type="checkbox"/>	<input type="checkbox"/>		E
3	The total land area in square feet and acres.	<input type="checkbox"/>	<input type="checkbox"/>		P/E

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No.	Item	Yes	No	Comment(s)	(P/E)
4	<p>The Ownership Certificate worded as follows: _____ being the owner of the property located in the City of Commerce City, County of Adams, and State of Colorado does hereby submit this Planned Unit Development Zone Document and agree to perform under the terms herein.</p> <p>By: _____ Name and title of responsible persons</p>	<input type="checkbox"/>	<input type="checkbox"/>		P/E
5	<p>Any holder of a Deed of Trust Certificate worded as follows: _____ being the holder of a deed of trust encumbering the property located in the City of Commerce City, County of Adams, and State of Colorado consents to the Planned Unit Development Zone Document and it's contents.</p> <p>By: _____ Name and title of responsible person</p>	<input type="checkbox"/>	<input type="checkbox"/>		P/E
6	<p>The signature of the owner and the deed holders shall be notarized and worded as follows: State of _____ County of _____ City of _____</p> <p>The foregoing was acknowledged before me this _____ day of _____, AD 20____ by (Seal)</p> <p>My commission expires _____</p> <p>Notary Public _____</p>	<input type="checkbox"/>	<input type="checkbox"/>		P/E

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No.	Item	Yes	No	Comment(s)	(P/E)
7	<p>The City's Approval Certificate worded as follows: Approval by the City of Commerce City Planning Commission this _____ day of _____, AD 20____.</p> <p>_____</p> <p>Chairperson</p> <p>Approval by the City Council of the City of Commerce City this _____ day of _____, AD 20____.</p> <p>_____</p> <p>City Clerk</p> <p>_____</p> <p>Mayor</p>	<input type="checkbox"/>	<input type="checkbox"/>		P/E
8	<p>The Certificate of the Clerk and Recorder worded as follows: Adams County Clerk and Recorder's Certificate: This PUD Zone Document was filed for record in the office of the Adams County Clerk and Recorder in the State of Colorado at ____:____m on the _____ day of _____, AD 20____.</p> <p>_____</p> <p>County Clerk and Recorder</p> <p>_____</p> <p>Deputy</p>	<input type="checkbox"/>	<input type="checkbox"/>		P/E
9	<p>In the lower right hand corner, the following shall appear:</p> <p>Reception No.</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>		P/E
10	A general project notes section	<input type="checkbox"/>	<input type="checkbox"/>		P

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No.	Item	Yes	No	Comment(s)	(P/E)
SHEET 2:					
1	A statement of project intent.	<input type="checkbox"/>	<input type="checkbox"/>		P
2	A statement of existing amenities.	<input type="checkbox"/>	<input type="checkbox"/>		P
3	A statement of project phasing.	<input type="checkbox"/>	<input type="checkbox"/>		P
4	A statement of unique features of the development.	<input type="checkbox"/>	<input type="checkbox"/>		P
5	A statement of existing challenges for the development.	<input type="checkbox"/>	<input type="checkbox"/>		P
6	A statement of compliance with the city's adopted Comprehensive Plan	<input type="checkbox"/>	<input type="checkbox"/>		P
SHEETS 3+:					
1	A Land Use Schematic clearly identifying the following types of information:				P/E
	a. Each individual Planning Area.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. All arterial and collector streets with proposed access points.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. Any existing features (transmission lines, oil and gas sites, pipelines, water features, etc.).	<input type="checkbox"/>	<input type="checkbox"/>		
	d. Adjacent development.	<input type="checkbox"/>	<input type="checkbox"/>		
SHEETS 4+:					
1	A Land Use Table showing the following type of information:				P
	a. Each Planning Area is identified with a general use category.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. The size of each Planning Area. The following note must appear on all PUDs; "The parcel acreages may be administratively varied by 15% without a PUD Zone Document Amendment."	<input type="checkbox"/>	<input type="checkbox"/>		
	c. The percent of each Planning Area compared to the total size of the development (Gross Percentage).	<input type="checkbox"/>	<input type="checkbox"/>		
	d. The percent of each Planning Area compared to the size of the development after public dedications (Net Percentage).	<input type="checkbox"/>	<input type="checkbox"/>		

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No.	Item	Yes	No	Comment(s)	(P/E)
1 cont.	e. The density for each residential area	<input type="checkbox"/>	<input type="checkbox"/>		P
	f. The total number of units allowed in each Planning Area and in the overall development.	<input type="checkbox"/>	<input type="checkbox"/>		
2	A Primary Bulk Standard Table showing the following type of information:				P
	a. A minimum building height.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. A maximum building height.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. A minimum lot size.	<input type="checkbox"/>	<input type="checkbox"/>		
	d. A minimum lot frontage.	<input type="checkbox"/>	<input type="checkbox"/>		
	e. A minimum front setback.	<input type="checkbox"/>	<input type="checkbox"/>		
	f. A maximum front setback, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
	g. A minimum side setback.	<input type="checkbox"/>	<input type="checkbox"/>		
	h. A minimum side setback adjacent to local or collector streets, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
	i. A minimum side setback adjacent to an arterial street, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
	j. A minimum rear setback.	<input type="checkbox"/>	<input type="checkbox"/>		
3	A Primary Bulk Standard Note Section to clarify things like:				P
	a. Setbacks for shared walls, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. Minimum dwelling unit sizes, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. Clarification of setback measurements, if applicable	<input type="checkbox"/>	<input type="checkbox"/>		
	d. Encroachment allowances, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		

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No.	Item	Yes	No	Comment(s)	(P/E)
SHEETS 5+:					
1	An Accessory Structures Bulk Standards Table showing the following type of information:				P
	a. A maximum building height.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. A maximum building size.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. A minimum front setback.	<input type="checkbox"/>	<input type="checkbox"/>		
	d. A minimum side setback.	<input type="checkbox"/>	<input type="checkbox"/>		
	e. A minimum side setback adjacent to a local or collector street, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
	f. A minimum side setback adjacent to an arterial street, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
g. A minimum rear setback	<input type="checkbox"/>	<input type="checkbox"/>			
2	An Accessory Structure Bulk Standards Notes section clarifying things like:				P
	a. Additional location restrictions.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. Encroachment allowances, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. Detached garage regulations, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		
3	A General Notes section clarifying things like::				P/E
	a. A notice of default to the LDC for any standard not addressed by the PUD.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. Access is preliminary and subject to final approval by Public Works.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. Drainage is preliminary and subject to final approval by Public Works.	<input type="checkbox"/>	<input type="checkbox"/>		
	d. Prohibition of mobile homes, if applicable..	<input type="checkbox"/>	<input type="checkbox"/>		
	e. If no Use Table is proposed, a note defaulting to the LDC's Land Use Table.	<input type="checkbox"/>	<input type="checkbox"/>		
f. If no customized design elements (fencing landscaping, signage, architectural design standards, lighting, public art, pedestrian connectivity, open space, etc.) are proposed, a note defaulting to the LDC standards.	<input type="checkbox"/>	<input type="checkbox"/>			

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No.	Item	Yes	No	Comment(s)	(P/E)
3 cont.	g. If no custom street cross-sections are proposed, a note defaulting to the city's standard street cross-sections.	<input type="checkbox"/>	<input type="checkbox"/>		E
SHEETS 6+:					
1	If a customized Use Table is proposed, it needs to show things like:				P
	a. Each Planning Area.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. Uses-by-Right for each Planning Area.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. Uses-by-Permit for each Planning Area.	<input type="checkbox"/>	<input type="checkbox"/>		
	d. Uses requiring a Conditional Use Permit for each Planning Area.	<input type="checkbox"/>	<input type="checkbox"/>		
	e. Uses that are excluded from each Planning Area.	<input type="checkbox"/>	<input type="checkbox"/>		
2	The proposed Use Table needs to have a note that any proposed use not listed defaults to the LDC Use Table.	<input type="checkbox"/>	<input type="checkbox"/>		P
3	If certain design elements (fencing, landscaping, signage, architectural design standards, lighting, public art, pedestrian connectivity, open space, etc.) are proposed to be customized, those standards need to be detailed in the PUD Zone Document or in a separate design standards document. Please contact your case planner to determine the most appropriate way to do this, based on the scope of the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>		P
4	If customized street cross-sections are proposed, things like the items listed below need to be shown:				E
	a. the total right-of-way width.	<input type="checkbox"/>	<input type="checkbox"/>		
	b. The widths of all sidewalks.	<input type="checkbox"/>	<input type="checkbox"/>		
	c. The widths of all tree-lawns.	<input type="checkbox"/>	<input type="checkbox"/>		
	d. The widths of all travel lanes.	<input type="checkbox"/>	<input type="checkbox"/>		
	e. The widths of all medians, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>		

FTK: Planned Unit Developments (PUDs)

No.	Item	Yes	No	Comment(s)	(P/E)
4 cont.	f. The widths of all catch pans and curbs.	<input type="checkbox"/>	<input type="checkbox"/>		E
	g. The widths of all bike lanes.	<input type="checkbox"/>	<input type="checkbox"/>		
	h. The widths of any utility or transportation easements	<input type="checkbox"/>	<input type="checkbox"/>		