

In addition to criteria and standards set forth in this Ordinance chapter for granting of a rezoning, the following additional findings shall be made before the approval of a General Development Plan.

Meet with Planning Department to discuss future intentions.

An applicant shall fill out the application cover sheet for a planned unit development.

The proposed PUD is in conformance with the comprehensive plan.

The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.

Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units and common open space are balanced and coordinated.

The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the area.

The proposed total development is designed in such a manner as to form a desirable and unified environment with its own boundaries.

The following exhibits and written narratives shall be submitted to the City by the proposed developer as a part of the application for a PUD:

An explanation of the character of the planned development and the manner in which it has been planned to take advantage of the planned development regulations, including public benefits it will be providing.

A general indication of the expected schedule of development including progressive phasing and time schedule.

Legal description of the subject property or defined boundaries of the site.

A complete site plan of the proposed planned unit (Detailed Development Plan) prepared at a scale of not less than one (1) inch equals one hundred (100) feet shall be submitted in sufficient detail to evaluate the land planning, building design, and other features of the planned unit. The site plan must contain, insofar as applicable, the following minimum information.

The existing topographic character of the land;

Existing and proposed land uses;

The location of all existing and proposed buildings, structures and improvements;

The maximum height of all buildings;

The density and type of dwelling;

The internal traffic and circulation systems, off-street parking areas, and major points of access to public right of way;

Areas which are to be conveyed, dedicated or reserved as common park areas, including public parks and recreational areas;



Planning Department
PUD Procedure Checklist

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Proposed interior buffer areas between uses;

Acreage of PUD;

Utility service plan showing existing utilities in place and all existing and proposed easements and utility layout;

Landscape plan;

Surrounding land uses, zoning and ownership;

Storm water features;

Street right-of-way, proposed street width, and types;

Architectural drawings - following architectural drawings shall be submitted in sufficient detail to allow evaluation of building height, form, massing, texture, materials of construction, and type, size, and location of door and window openings:

Elevations of the front and one side of a typical structure.

A perspective of a typical structure, unless waived by the planning department.

An engineering report presenting results of percolation tests and soil analysis of the site if applicable and required by city staff.

Any additional information requested by the city staff, the Planning Commission and City Council that may be required for clarification of the proposed project.

The applicant shall also submit a preliminary plat and all necessary documentation as required under Chapter 28 of all or that portion of the project to be platted. For purpose of administrative simplification, the public hearings required for the PUD and preliminary plat may be combined into one hearing or may be held concurrently.

Restrictive Covenants: Any restrictive covenants that are to be recorded with respect to property included in the proposed PUD (for city records, not to administer)

Comments: _____

APPLICATIONS WILL BE PROCESSED ONLY IF ALL REQUIRED ITEMS ARE SUBMITTED

*Certified letters to property owners within area of requested action are required and the cost per letter will be billed to you later.