

**PLANNED UNIT DEVELOPMENT APPLICATION**

Date \_\_\_\_\_ 19 \_\_\_\_

FILE # \_\_\_\_\_

**APPLICANT(S)**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

**PLANNED UNIT DISTRICT**

NAME OF PUD \_\_\_\_\_ TYPE \_\_\_\_\_

LOCATION \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

TOTAL LAND AREA \_\_\_\_\_ CURRENT ZONING DISTRICT \_\_\_\_\_

THE APPLICANT(S) HEREIN, OWNER(S) OF THE ABOVE DESCRIBED PROPERTY SUBMIT THIS APPLICATION UNDER THE PROVISIONS OF ORDINANCE #455 AND #455-A AS A PRELIMINARY PROPOSAL FOR THE DEVELOPMENT OF SAID PROPERTY AS A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE ATTACHED MASTER PLAN.

THE FOLLOWING DOCUMENTS HAVE ALSO BEEN ATTACHED AS REQUIRED:

1. \_\_\_\_\_ APPLICATION FEE OF \$25.00
2. \_\_\_\_\_ DRAWING OR PLAT OF PROPOSED PUD WITH REQUIRED INFORMATION AND MEASUREMENTS (scale of not more than 100 feet to an inch)
3. \_\_\_\_\_ NAMES AND ADDRESSES OF ADJACENT PROPERTY OWNERS

\_\_\_\_\_  
Applicants Signature\_\_\_\_\_  
Applicants Signature

**PUD PRELIMINARY CONFERENCE**

1. Name of Applicant(s): \_\_\_\_\_

2. Date of Conference: \_\_\_\_\_

3. Project Name: \_\_\_\_\_

4. Attendees:

Applicant(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Staff: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. Date Applicant(s) Received Copy of PUD Ordinance: \_\_\_\_\_

6. Date Applicant(s) Received PUD Check List: \_\_\_\_\_

7. Preliminary Review Staff Comments:

a. Proposed Storm Water & Surface Drainage

b. Proposed Water System

c. Proposed Sanitary Sewer System

8. Physical Characteristics:

a. Area of Proposed PUD Site (acreage)

b. Present Zoning Classification

c. Surrounding Land Use

d. Proposed PUD Use

9. Other Comments

Conference Review Report Compled By: \_\_\_\_\_

**CITY OF MT. CARMEL**

**PUD REVIEW APPROACH**

**1. Invitees**

- \* Owner and developer of property proposed for PUD
- \* City Officials
  - planning staff
  - city engineer
  - city administrator
  - city inspector

**2. Overview/Description of Proposed Development**

**3. Adequacy of Utilities (current and/or planned) to Serve the Needs of the Development Site**

- \* Water
  - household/domestic consumption
  - emergency fire service

\* Sewer

\* Electrical

**4. Adequacy of Development Site to Facilitate Essential Services**

- \* Trash Collections
- \* Emergency Vehicles (e.g. fire, police, ambulances)

**5. Potential Impact on the Vicinity**

- \* Water Service
- \* Sewage Service
- \* Traffic
- \* Public Safety
- \* Environmental Factors
  - air (fumes)
  - noise
  - dust
  - storm water run-off
- \* Solar Access

\*Design Compatibility

\* Neighboring Property Values

6. Views of Vicinity Residents (individual vs. group  
spokeperson(s))

\*Supporting Views

- \* Opposing Views  
-relevant (addressing impact considerations in #5 above)  
-irrelevant

7. Developer Responsiveness to Relevant Opposing Views

8. Value of Proposed Development to the Community

- \* Consistency with community plan  
\* Fulfillment of community needs  
\* Anticipated property tax assessments (net, if some  
properties may be adversely affected)  
\* Other relevant considerations

9. Commission Discussion/Decision Options

- \* Immediate  
- FOR the proposal as presented  
- FOR the proposal as amended  
- AGAINST the proposal  
  
\* Take under advisement, pending further  
study/consideration  
- Decision to be made immediately upon completion of  
study/consideration, preferably on or before the  
next regularly scheduled meeting.