

Planned Unit Development Application

Application # _____

Project Name _____

County Parcel Number _____
(See Oklahoma County Assessor's Records)



Optional Preapplication Meeting Yes No Date _____

Date Received _____

Date Complete _____

Date Corrected _____

Date of Public Notice _____

1. Existing Zoning: _____
2. Applicant or designated Representative _____
Mailing Address: _____
Phone _____ Fax _____ Cell # _____
3. Property Owner _____
Mailing Address _____
Phone _____ Fax _____ Cell # _____

Signature of Record Property Owner

(If the phone numbers or contact information is not readily usable, application will be considered incomplete).

4. Size of property (not including R-O-W) _____ square feet or _____ acres.
5. Fees for PUD \$150
PLUS
 Fees required for Property Owner Mail Notice \$50
 Fees required for Printed Notice (Newspaper) \$100
 Total Fee Amount for Application and Notices \$300

6. Public Notice: A certified list of property owners within a 300 foot radius of the exterior boundary subject property, to include at least 10 names. In the event that less than 10 property owners are within the prescribed 300 foot radius, the radius shall be extended in 100 foot increments until the required number of property owners is included on the ownership list. However, when it is necessary to extend the 300 foot radius, all corners within the extension shall be included in the official ownership list, even when that amount exceeds 10 owners. Names and address shall be provided on labels.

Purpose

(1) It is the purpose of the PUD, Planned Unit Development district to encourage unified design of housing, commercial, industrial or institutional areas and facilities, or combinations thereof, to provide for integrated developments having harmony of design and variety of function. This district is not intended to permit a greater density or uses different from those set forth in the regulations of the underlying district in which the development is located, but to provide for a greater flexibility in the design of buildings, yards, courts and circulation than would otherwise be possible through the strict application of the regulations in this Ordinance and to produce:

- (a) A maximum choice in the types of environment and living units available to the public;
- (b) Open space and recreation areas;
- (c) A pattern of development which preserves trees, outstanding natural topography, and geologic features, and prevents soil erosion;
- (d) A creative approach to the use of land and related physical development;
- (e) An efficient use of land resulting in smaller networks of utilities and streets and thereby lower housing costs; and
- (f) An environment of stable character in harmony with surrounding development; and
- (g) A more desirable environment than would be possible through the strict application of the regulations in this Ordinance.

(2) This district is designed to provide for small and large scale developments incorporating a single type or a variety of residential and related uses which are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites. Common land shall be an essential and major element of the plan which is related to and affects the long-term value of the homes and other development. A Planned Unit Development (PUD) shall be a separate entity with a distinct character in harmony with surrounding development.

Application Requirements

A property owner or his or her agent may initiate an application for PUD designation by submitting an application for master plan review with the Planning Director. The following information shall constitute a PUD master plan.

- (1) A general circulation plan for the entire parcel, showing major pedestrian/bicycle and automobile circulation routes and connections to the public right-of-way and sidewalk system;.
- (2) A general drainage plan for the entire parcel, showing in general – but without detailed calculations – how stormwater shall be handled and how the system shall interconnect with the City’s stormwater system;
- (3) A proposed land use map, clearly indicating the location of all proposed open space and indicating each part of the open space as to whether it is proposed to be publicly or privately owned;
- (4) A proposed land use map, clearly indicating the location of all proposed open space and indicating each part of the open space as to whether it is proposed to be publicly or privately owned;
- (5) Access roads, service drives, parking areas, open space and other infrastructure intended solely for the property owners of the PUD shall not be maintained or improved by the City. At a minimum, such facilities shall be constructed in compliance with the standards for public facilities set out in Title 21 of the City Code unless provisions are specifically waived, conditioned or otherwise adjusted by the appropriate City entity in writing;

- (6) Outline of plan (or draft documents if available) creating the proposed property owners' associations and covenants, if applicable. Where the property owners' association will be responsible for fees on any privately-owned, required open space, and/or maintenance of any required open space, public rights-of-ways, stormwater facilities or sewer and water lines, the documents shall include a fiscal feasibility analysis showing how the operations of the property owners' association shall be financed, including provisions for a sinking fund for eventual replace of facilities; final documents will be required with the final place.
- (7) The application for PUD and master plan approval shall include all contiguous property under the ownership or control of the applicant.
- (8) Under the PUD Ordinance, the applicant will need to identify the uses proposed, or the zoning categories proposed which will allow a range of uses or a detailed listing of the mixed uses, such as residential, office and commercial. This will need to be made part of the PUD Master Plan. It is recommended that attention to details be considered by the applicant as to the number of acres for each usage, if more than one, the square footage of the project or if there is a single large building such as a 60,000 square foot single use or shopping center type of building. The density and lot size, including the type of dwelling units proposed for residential uses, the height of structures, setback variances, and particularly sensitive border standards, should be considered in the description of the use along with other design standard features requested by the applicant as required in Chapter 6, Design Standards, of the Zoning Ordinance. If the information in this description provided does not address the review criteria and the purpose under the PUD chapters, the application will be incomplete,
- (9) A digital (CAD) drawing shall be required for each submittal of the PUD Master Plan including all corrections. It shall use the City of Edmond Standard CAD Layers. It shall be in the NAD83, StatePlane, Oklahoma North coordinate system. The drawing shall be tied to one of our existing city monuments so that it can be used as a digital overlay in Site Plan Committee and Planning Commission discussions. Information pertaining to these requirements can be obtained from the City of Edmond Engineering Department.
- (10) A digital Word document of the Master Plan Design shall be required which answers the required review criteria.

Review Criteria

In determining whether to approve, approve with conditions or deny a PUD application, the City Council shall consider and make findings on the following factors:

- (1) Consistency (or lack thereof) with the Edmond Plan;
- (2) The standards set forth in Section 22.4.33 and Chapter 6;
- (3) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (4) Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed PUD;.
- (5) Suitability of the property affected by the PUD for uses permitted by the district applicable to the property at the time of the proposed PUD;
- (6) Utilities and infrastructure sufficient to address the needs of the proposed use;

- (7) Substantive conditions regarding the layout, density, circulation and performance of the proposed development;.
- (8) Any concerted effort that is made to preserve trees by the standard set forth in subsection 22.6.1 (D); and
- (9) Suitability of PUD Master Plan Design and requested variance from Chapter 6.

ZONING ORDINANCE MARCH 2007

Purpose of the Zoning Ordinance

This Ordinance classifies and regulates the use of land, buildings and structures within the city limits of the City of Edmond, Oklahoma. The regulations in this Ordinance are necessary to:

- (A) Promote the health, safety and welfare of the inhabitants;
- (B) Implement the policies found in the current version of the Edmond Plan;
- (C) Encourage the most appropriate uses of land by dividing the City into zones and regulating therein the use of the land;
- (D) Maintain and stabilize the value of property;
- (E) Reduce fire hazards and improve public safety and safeguard the public health;
- (F) Facilitate the flow of traffic and decrease hazards;
- (G) Prevent undue concentration of population; and
- (H) Create a comprehensive and stable pattern of land uses upon which to plan for transportation, water supply, sewage, schools, parks, public utilities and other facilities.

Review Criteria – Zoning Applications (City staff is required to provide Planning Commission a written report on these criteria. Applicants need to evaluate these points.)

In determining whether to approve, approve with conditions or deny a Zoning Map amendment, the City Council shall consider the following factors:

- (1) Consistency (or lack thereof) with the Edmond Plan;
- (2) Compatibility with the present zoning and conforming uses of nearby property, including overlay zoning and with the character of the neighborhood;
- (3) Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment;
- (4) Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment;
- (5) Length of time the subject property has remained vacant as zoned;
- (6) The extent to which approving the rezoning shall detrimentally affect adjacent properties;
- (7) The gain, if any, to the public health, safety and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application;
- (8) Availability of water, wastewater and stormwater facilities suitable and adequate for the proposed use; and
- (9) The negative impact, if any, which may be reasonably anticipated as a result of approval of the application.

