



Planned Unit Development

The Planned Unit Development (PUD) is a design option offered to encourage innovation in land development by permitting flexibility in the regulations for development. Variations in housing types, preservation of natural and historic features, creative use of open space, efficient use of public services and utilities, and the development of convenient recreational facilities are objectives of the PUD development technique. The PUD is accomplished through variation in design and dimensional requirements as determined by the Planning Commission. Please refer to *ARTICLE 10 PLANNED UNIT DEVELOPMENT* of the Zoning Ordinance for details of specific standards and procedures required for PUDs.

The following steps are necessary for PUD review and approval:

1. **Pre-application Conference with the Planning Commission (Optional).** The applicant may request a pre-application conference with the Planning Commission to discuss the appropriateness of a PUD and to solicit feedback on the proposal.
 - A. A PUD application must be submitted to the Building Department located at 33720 West Nine Mile Road according to the following schedule:

Pre-Application Submittal Date	Planning Commission Meeting Date
December 22, 2010	January 10, 2011
January 28, 2011	February 14, 2011
February 25, 2011	March 14, 2011
March 25, 2011	April 11, 2011
April 22, 2011	May 9, 2011
May 27, 2011	June 13, 2011
June 24, 2011	July 11, 2011
July 22, 2011	August 8, 2011
August 26, 2011	September 12, 2011
September 23, 2011	October 10, 2011
October 28, 2011	November 14, 2011
November 23, 2011	December 12, 2011

All Planning Commission meetings are held the second Monday of the month at City of Farmington Offices, Council Chambers, 23600 Liberty Street and begin at 7:00 p.m.

A special meeting may be requested by the applicant. Special meetings are held the fourth Monday of the month and subject to administrative scheduling. A fee of \$500.00 is required.

B. The following items must be submitted with the pre-application request:

Pre-Application Concept Plan	
	1 copy of a completed and signed application form
	15 copies of a parallel plan or development plan showing the development possible based on current zoning district standards
	15 copies of a concept plan illustrating the general arrangement of buildings, parking, access and landscaping; alternatives for site arrangement and building architecture are also suggested
	documentation supporting the qualification criteria outlined in <i>SECTION 10.02 B</i>
	a table which details all deviations from zoning district requirements
	any additional information requested by the Planning Commission to better assist in the PUD determination including market studies, traffic impact studies, environmental impact assessments, etc.
	payment of the required fee as determined by the City Council

C. The Planning Commission shall discuss the PUD concept with the applicant, offer feedback and request additional information if necessary. If adequate information has been provided, the Planning Commission may schedule a public hearing on the PUD request.

2. PUD Site Plan Review

A. Prior to the public hearing, a PUD concept plan in accordance with the schedule above and including the following items, must be provided:

PUD Site Plan	
	Information as noted in the table above if not already provided or if the information has changed
	13 copies of a site plan in accordance with <i>SECTION 13.03</i>
	A draft PUD Agreement
	Payment of the required fee as determined by the City Council

B. The PUD application will be reviewed by the Department of Public Services, including the Building Department, the City Manager's office, and any consultants as deemed necessary by the City. Reports to be forwarded to the Planning Commission for their consideration.

C. The Planning Commission shall review the application, offer comments and set a public hearing. Notice of the hearing shall be given not less than 15 days before the date of the hearing by publication in a newspaper of general circulation. Residents within 300 feet of the subject property will also receive notice of the hearing from the City.

- D. The Planning Commission shall hold the public hearing as noticed. After comments from the public are received, the Commission shall review the PUD application in consideration of the criteria outlined in *SECTION 10.05 C.3*. The Commission can recommend approval, approval with conditions, or denial of the request to the City Council at the meeting or defer the decision until the next regularly scheduled Planning Commission meeting.
 - E. The City Council shall review the concept plan and draft PUD agreement. The City Council shall then either approve, approve with conditions or deny the PUD agreement.
3. **Final Site Plan Review.** A final PUD site plan shall be submitted which addresses all conditions imposed by the Planning Commission and PUD agreement. The PUD final site plan will be reviewed in accordance with city site plan review procedures. Upon approval of any PUD by the Planning Commission, the approved plans along with any conditions imposed by the Commission, shall be initialed and dated by the Planning Commission chairperson and forwarded to the Building Department.