



CITY OF FARMINGTON

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 Economic & Community Development Department located at 23600 Liberty Street according to the following schedule:

Pre-Application Submittal Date	Planning Commission Meeting Date
December 25, 2019	January 13, 2020
January 22, 2020	February 10, 2020
February 19, 2020	March 9, 2020
March 25, 2020	April 13, 2020
April 22, 2020	May 11, 2020
May 20, 2020	June 8, 2020
June 24, 2020	July 13, 2020
July 22, 2020	August 10, 2020
August 26, 2020	September 14, 2020
September 23, 2020	October 12, 2020
October 21, 2020	November 9, 2020
November 25, 2020	December 14, 2020

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	
	One (1) copy of a completed and signed application form
	One (1) digital copy of a parallel plan or development plan showing the development possible based on current zoning district standards
	One (1) digital copy 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 35-132 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
	One (1) digital copy of a site plan in accordance with <i>SECTION 35-165</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 Economic & Community Development Department-including the Economic & Community Development Director and Building Official-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 fifteen (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 35-135 C.4*. 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 Economic & Community Development Department.



CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Planned Unit Development Application

1. Project Name _____

2. Location of Property

Address _____

Cross Streets _____

3. Identification

Applicant _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

9 Property Owner 9 Other (Specify) _____

Property Owner _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

Preparer of Site Plan _____

Address _____

City/State/Zip _____

Phone _____ Fax _____



CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

2. PUD Site Plan Review

a. Site Plan Descriptive and Identification Data	Provided	Not Provided
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7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides **at least three (3)** of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features		
High quality architectural design beyond the site plan requirements of this chapter		
Extensive landscaping beyond the site plan requirements of this chapter		
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river		
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach		
Shared vehicular access between properties or uses		
A complementary mix of uses or a variety of housing types		
Mitigation to offset impacts on public facilities (such as road improvements		

** The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to ARTICLE 10 PLANNED UNIT DEVELOPMENT of the City of Farmington Zoning Ordinance.*

City Action

Approved/Denied: _____

Date: _____

By: _____

Conditions of Approval: _____



CITY OF FARMINGTON

Planned Unit Development (PUD) Review Checklist

1. Concept Plan (Pre-Application)

a. Pre-application data: to be submitted for Pre-Application and/or Preliminary Planning Commission review	Provided	Not Provided
Parallel plan showing development based on current zoning standards	_____	_____
Concept plan (including general arrangement of landscaping and building architecture)	_____	_____
Documentation of PUD qualifications	_____	_____
Table of all Zoning Ordinance deviations	_____	_____
Market studies, fiscal impact analysis, traffic impact analysis, environmental impact assessments if requested	_____	_____