

ARTICLE VI. PLANNED UNIT DEVELOPMENT

Section 6.010. Planned Unit Development Standards and Requirements.

The following standards and requirements shall govern the application of a Planned Unit Development (PUD) in a zone in which it is permitted.

Section 6.020. Procedure for Planned Unit Development.

The following shall be observed when a planned unit development proposal is submitted for consideration:

1. The applicant shall submit ten copies of a development plan to the Commission for study at least thirty days prior to the commission meeting at which it is to be considered. The preliminary plan shall include the following information:
 - a) Proposed land uses, building locations and housing unit densities.
 - b) Proposed traffic circulation pattern indicating the status of street ownership and public street access points.
 - c) Proposed open space uses.
 - d) Proposed land grading and storm drainage plan.
 - e) Proposed method and routing of the water supply, sewage disposal, and all other utility facilities.
 - f) A statement regarding compatibility of the proposed development to existing land uses in the surrounding area and to the comprehensive plan for the area.
2. Prior to the Commission hearing, copies of the proposed plan shall be provided to the appropriate state and local agencies and utility service providers with regard to streets and utilities for study and comment.
3. In reviewing the proposed plan, the Commission must determine that:
 - a) Special physical conditions or objectives of development exist to warrant a departure from standard zoning requirements.
 - b) Resulting development will not be inconsistent with the objectives of the comprehensive plan or zoning provisions of the area including residential density requirements.
 - c) The proposed development plan is substantially compatible with the land use of the surrounding area.
 - d) The proposed development can be completed within a reasonable period of time.

- e) The affected public or private streets are adequate to support the anticipated traffic from the development.
 - f) The plan demonstrates that adequate water, sewage, utility, and drainage facilities are available.
4. In addition to the requirements set forth in number 3 above, the Commission may attach conditions it finds are necessary to carry out the purposes of this ordinance.
 5. Before approving a planned unit development, the Commission shall determine that the application is consistent with any relevant policies of the Comprehensive Plan.
 6. Permits for the construction in a planned unit development shall be issued only on the basis of the approved development plan. Any changes in the approved plan shall be submitted to the Commission for processing as an amendment to this plan.
 7. If the proposed planned unit development includes any division of ownership of the property or structures, the applicant shall comply with all relevant provisions of the Curry County Subdivision Ordinance.