



City of Palmer
Community Development Department
 645 E. Cope Industrial Way, Palmer, Alaska 99645
 Phone: 907-745-3709
www.palmerak.org

Planned Unit Development (PUD) Application Form

Applicant: _____

Property Location: _____

Owner of Record: _____

Description of Proposed Use: _____

Zoning District: _____

The following items must be included with your application before the application is considered complete.

Part	Required attachments to application per PMC 17.84.080	Complete
1.	<p>Site Plan – Ten copies of accurate site plans drawn to a scale of one inch to 100 feet and topographic maps showing present and proposed contours at intervals of not more than two feet. The following items must be shown on the site plan:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Boundaries of the site, including lot corners <input type="checkbox"/> The name and dimensions of all streets bounding or touching the site <input type="checkbox"/> Proposed location and horizontal and vertical dimensions of all buildings and structures proposed to be located on the site <input type="checkbox"/> Proposed location and dimensions of any private open space or trails within the site <input type="checkbox"/> Proposed public dedications within the site <input type="checkbox"/> Location, dimensions and design of off-street parking facilities showing points of ingress and egress <input type="checkbox"/> The location, direction and bearing of any major features such as controlled intersections, public buildings and railroad tracts <input type="checkbox"/> Proposed grading, drainage and landscaping plans <input type="checkbox"/> Existing and proposed utility systems including sewers, water, electric, gas and telephone lines <input type="checkbox"/> An approved preliminary plat if a resubdivision of the site is required or proposed <input type="checkbox"/> Surrounding zoning and land uses 	

2.	A statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development and the rationale behind the assumptions and choices made by the applicant. The developer shall demonstrate how the PUD conforms to the purposes of the underlying district, the city comprehensive development plan, and the approval criteria, per PMC 17.84.080;	
3.	A proposed development schedule indicating the approximate dates when the development of the PUD or stages of the PUD can be expected to begin and be completed. The PUD may include two or more phases of development; provided, that each phase must be developed successively and each succeeding phase is subject to the then-current development standards of the city, per PMC 17.84.080;	
4.	Quantitative data for the following: total number and type of dwelling units, proposed lot coverage of buildings and structures, approximate residential densities, total amount of nonresidential construction, the location and floor area of all existing and proposed buildings, structures and other improvements, and preliminary architectural renderings of typical structures and improvements, per PMC 17.84.080;	
5.	Any other material requested by the commission or the zoning administrator, per PMC 17.84.080;	
6.	A nonrefundable filing fee established in the current, adopted budget, per PMC 17.84.080.	
7.	A written narrative explaining how your project will meet the following requirements must accompany this application per PMC 17.72.050.	
7.1.	The PUD will preserve the value, spirit, character and integrity of the surrounding area.	
7.2.	The PUD fulfills all other requirements of Chapter 17.72 (Conditional Use Permit) and 17.84 (Planned Unit Development) pertaining to the use in question.	
7.3.	Granting the PUD will not be harmful to the public health, safety, convenience and comfort of the neighborhood.	
7.4.	Sufficient setbacks, lot area, buffers, or other safeguards are being provided to meet the zone in which the PUD is planned to be located.	
7.5.	If the permit is for a public use or structure, is the proposed use or structure located in a manner which will maximize public benefits?	
8.	Additionally, your narrative must address the following items per PMC 17.84.050:	
8.1.	Each development must provide space for private use and reasonable visual and acoustical privacy for dwelling units on and off the site. Mitigating measures may include fences, insulation, walks, barriers and landscaping;	
8.2.	Building spacing, setbacks, lot coverage, and height must be designed to provide adequate provisions for natural light and air;	
8.3.	The PUD must be integrated with surrounding land uses and minimize any negative impacts on them;	
8.4.	The PUD must be shown not to overload the street system or result in unsafe access or danger to pedestrians and must be in conformance with the most recently adopted city traffic study;	

8.5	Parking, loading spaces and landscaping must comply with the requirements of PMC Chapter 17.64 and be adequate and safe for the proposed use and in conformance with the requirements of the underlying zone, unless a reduction is approved under PMC 17.84.130(B). The Commission may require a surety bond to guarantee development and one year of maintenance of these improvements;	
8.6	The PUD must provide an attractive mix of designs, setbacks, elevations and floor plans. Generally, identical designs should not be proposed of adjoining lots;	
8.7	All proposed improvements for roads, storm drains, sewer, water and sidewalks must meet the current standard specifications of the city.	

Date of application: _____

\$500.00 Filing fee paid: _____

Signature of owner or owner's authorized representative

Mailing address

Phone/contact number/email