

PUD Final Development Plan

City of Coeur d'Alene



REQUIRED SUBMITTALS

A Final Development Plan for an approved Preliminary Planned Unit Development is made by submitting the following information to the Planning Department:

1. The information and set of design drawings prescribed in the attached form.
2. Other information as may be required by the Planning Director;

DEADLINE FOR SUBMITTALS

The completed form and other documents must be submitted to the Planning Department not later than one year from the effective date of the Planning Commission approval of the Preliminary Planned Unit Development. The approval period may be extended by the Planning Commission for one additional year without public notice upon written request filed before said period has expired, and upon stating the conditions which require the extension. (Municipal Code, Section 17.09.478.)

CONDITIONS OF APPROVAL

If conditions were placed on the approval of the Preliminary Planned Unit Development, it will help to expedite the review of the Final PUD Development Plan if the submitted narrative and design drawings include references to those conditions, where possible. Please refer to the letter of approval sent by the Planning Department or the official Findings and Order of the Planning Commission for the conditions that were applied to the approval.

FORMAT REQUIRED

All of the application documents listed on page three of this form must be submitted to the Planning Department in the form of one bound document entitled:

**FINAL DEVELOPMENT PLAN
FOR
(INSERT NAME OF DEVELOPMENT)**

This application can be found online at www.cdaid.org under Planning Department.



Please type or print the following required information:

APPLICANT:

Name of Applicant: _____

Mailing Address: _____

Contact Number: _____

E-Mail: _____

Fax: _____

Engineer, Surveyor and/or Representative:

Name: _____

Mailing Address: _____

Telephone Number: _____

PUBLIC HEARING INFORMATION:

File name and number: _____

Date(s) of Planning Commission Approval: _____

Date(s) of City Council Approval, if applicable: _____

APPLICATION DOCUMENTS:

1. Application and narrative containing:

- a) The legal description of the property;
- b) An overall description of the location and intensity of proposed uses and activities, including public and private open spaces;
- c) A physical description of proposed facilities, including types of buildings, structures and landscape and circulation elements;
- d) A general designation of utilities;
- e) A general statement on the form of management proposed in areas of common ownership;
- f) A statement detailing the relationship of the proposed development project with major public development programs, including but not limited to freeways, highways, parks, trails, open spaces, utility transmission lines and other major public facilities.

2. A set of drawings of the entire development indicating:

- a) Perimeter boundaries of the site;
- b) Streets and driveways, sidewalks and pedestrian-ways, off-street parking and loading areas;
- c) Location and dimension of buildings and structures;
- d) Utilization of buildings and structures, including activities and number of living units;
- e) Reservations for public uses, including schools, parks, playgrounds, and other open spaces;
- f) Major landscaping features and preliminary location of water sewage and drainage facilities;
- g) Artist's or architectural renderings sufficient to clearly establish the scale, character and general appearance of the development.

3. Preliminary development schedule indicating:

- a) Anticipated timing for commencement and completion of each phase of development;
- b) The total number of acres in each phase;
- c) The percentage of acreage to be devoted to particular uses;
- d) The proposed number and type of dwelling units for each phase of development;
- e) The average residential density per gross acre for each phase of development.

ADDITIONAL REQUIREMENTS:

In addition to all elements specified on the foregoing pages, the Final Development Plan shall include in maps and narratives as appropriate, the following elements:

1. The location of water, sewerage, and drainage facilities;
2. Detailed building and landscaping plans;
3. Character and location of signs;
4. Plans for street improvements;
5. Grading or earth-moving plans;
6. Legal documents required for: The dedication or reservation of common open spaces; The creation of a non-profit homeowners association; and/or, Performance bonds;
7. Changes as required as conditions for approval of the Planned Unit Development.