

City of McCall

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PLANNED UNIT DEVELOPMENT (PUD) GENERAL PLAN INFORMATION



A notarized affidavit of mailing and photographic evidence of the posting on the property shall be provided to the administrator at least one week prior to the public hearing.

The following information must be submitted with your application:

All necessary information as specified for the PUD preliminary development plan.

- Fee: \$2,000+\$75/lot or unit; checks payable to the City of McCall
- Six (6) copies of preliminary development plan which shall consist of drawings and supplementary written material adequate to provide the following information:
 - a. statement of how the purpose and intent of § MCC 3.10.01 will be achieved by the PUD, including sketches or illustrations of the proposed character of the development, a description of how the PUD will relate to surrounding land uses and identified key neighborhood features, if any, and whether a zone change, zone map changes, *Comprehensive Plan* amendment, variance, floodplain permit, and/or preliminary plat is also requested. Include a description of each phase, if more than one.
 - b. an outline of the proposed PUD stating: land use allocation by type, including the amount of land for housing, density, open spaces, roadways and parking, the number and type of housing units, commercial or industrial uses, and how necessary services will be provided and whether services will be publicly or privately owned and operated.
 - c. preliminary drawings at a scale of 1" = 100'. The preliminary drawings (six copies are required) shall display the following:
 - 1) ___ the name of the proposed PUD.
 - 2) ___ date, north point and scale of drawing.
 - 3) ___ legal description of the PUD other than metes and bounds, sufficient to define its location and boundaries.
 - 4) ___ names, addresses and telephone numbers of the owners, designer of the PUD, and engineer, planner and surveyor, if any, and the date of the survey.
 - 5) ___ appropriate identification of the drawing as a preliminary plan.
- Six (6) copies of a natural features map showing an inventory of existing site features including:
 - a. ground elevations shown by contour lines at two foot (2') intervals or less; five (5) foot intervals may be accepted for slopes greater than ten (10) percent.
 - b. general soil types as documented by a soils engineer or engineering geologist, if necessary.
 - c. fish and wildlife habitats, if any.
 - d. proposed and existing storm water facilities.
 - e. water features, such as ponds, wetlands and permanent or intermittent watercourses.
 - f. areas subject to flooding natural features, such as trees, historic sites, major rock outcroppings, and similar irreplaceable amenities.

- h. existing on-site or abutting sanitary sewer, storm drainage and water supply facilities. If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities.
- i. width, location and purpose of all existing easements of record on/and abutting the site.
- j. information on land areas contiguous and adjacent to the proposed PUD and existing adjacent areas, including zoning classifications, land uses, densities, circulation systems, public facilities, unique natural features of the landscape, and approximate locations of nearby structures. This map can be displayed on an aerial photograph of the site, or the photo can be provided separately.
- Six (6) copies of a proposed site plan showing:
 - a. the locations of dwelling units and/or individual lots.
 - b. location of major streets.
 - c. the proposed yard requirements or locations of single family homes for individual lots, if any.
 - d. the existing and proposed traffic circulation system serving the PUD including: off-street parking and maneuvering, points of access to existing public rights of way, and a plan notation or descriptive narrative outlining ownership of streets and parking areas.
 - e. the existing and proposed pedestrian and bicycle circulation system.
 - f. conceptual plans for all necessary services including their location and whether the services will be publicly or privately owned and maintained, including the location of utilities that would tie into the project.
 - g. proposed location and treatment of any public or private common areas or structures including open spaces, park or recreation areas, and school sites.
 - h. the general treatment proposed for the periphery of the site.
 - i. the approximate amount, location and type of buffering and/or landscaping.
 - j. proposed architectural styles.
 - k. the subdivider shall submit proposed restrictive covenants, in outline form, as are required to insure continuing conformance with the standards set forth in Title 3, including, but not limited to, building setback lines. The covenants shall also include other conditions or restrictions that shall be applied to the subdivision, including architectural or design controls, organization of a Homeowners' Association, assessments, various Homeowners' committees, easements, and a legal description of the property.
- Environmental assessment, traffic study, grading plan or other study necessary for the proposed site.
- If the applicant is requesting preliminary subdivision plat approval concurrently with the preliminary PUD approval, a preliminary subdivision plat and application shall be submitted.
- Development Schedule: A development schedule indicating to the best of applicant's knowledge the approximate date on which construction of all phases of the entire project can be expected to begin, the anticipated project timeline, and completion date. The schedule, if approved by the Commission, shall become a part of the final development plan and shall be adhered to by the owner of the property in the PUD and his successors in interest.
- Any additional information required by the City staff or Commission.

For more information regarding planned unit developments, please refer to the McCall City Code, Title 3, Chapter 10.

Purpose: The Planned Unit Development (PUD) process provides an opportunity for land development that preserves natural features, allows efficient provision of services, and provides common open spaces or other amenities not found in traditional lot-by-lot development. The procedure may allow a combination or variety of residential, commercial, office, technical and industrial land uses. It also provides for the consistent application of conditions of approval for the various phases of the planned unit development. A planned unit development is intended to:

- Permit greater flexibility and, consequently, more creative design for development than generally is possible under conventional zoning regulations;
- Retain and preserve natural scenic qualities and topographic features of open spaces; promote aesthetics; prevent disruption of natural drainage patterns;
- Promote the creation and efficient use of open space and park area;
- Provide a harmonious variety of neighborhood development and a higher level of urban amenities.

Benefits. The purpose of Planned Unit Developments is to provide certain benefits to the public and to the developer. The installation of public improvements (streets, water, sewer, street lights, etc.) and two or more of the amenities set forth herein ensure a public benefit. To provide the developer with an incentive to utilize the planned unit development process, the following allowances may be incorporated into the proposal:

- A variety of housing types may be included in residential projects, including attached units, detached units, single family units, multi-family units and multi-ownership units.
- The minimum lot size of the zone may be reduced within the density limits of the zone. "Density limits" defined as: the gross area less all unbuildable area divided by the minimum lot size for the zone in which the site is located.
- Private streets may be utilized within the project, subject to the standards of McCall City Code Title 9, Chapter 6, Subdivision and Development Improvement Requirements, and the approval of the City. When private streets are so approved, they shall be considered public improvements for the purposes of this Chapter.
- Setbacks for buildings within the interior of the project may be less than required in the zone. A distance of ten feet (10') shall be maintained between all detached buildings unless greater separation is required by fire or building codes.
- The conditions of approval applied to a planned unit development concept plan shall be applied consistently to each subsequent phase and the Final Development Plan unless otherwise agreed to by both the applicant and the Council as specified in the Development Agreement.
- Buildings may be clustered to preserve as open space. Clustering of dwelling units, commercial and industrial uses are encouraged as long as buffer yards, open space and emergency access are adequately planned. Buffer yards shall be required to separate different uses in order to eliminate or minimize potential interference and nuisances on adjacent properties. The City may require clustering to avoid development in river areas, floodways, foothills, wetlands, or other environmental sensitive areas as, or to preserve tree stands.
- Uses which are not allowed within the zone may be allowed as part of the planned development, see *Title 3, Chapter 10*.
- The maximum height for structures may be increased for projects in the CBD Zone as described in MCC § 3.10.08 M.

Procedure:

Pre-Application. Prior to the filing of an application for approval of a PUD, the developer shall submit to the City a conceptual plan of the development proposal to enable review and

comment. Such plan may be generalized in content and such submission shall not require the official filing of an application and fee. The conceptual plan shall include the following:

1. The general layout of the development showing at a minimum the location of buildings, open space, types of landscaping, and proposed uses.
2. The existing conditions and characteristics of the land on and adjacent to the proposed development site.
3. Information on plans for water, sewer, streets, drainage, and other major components of infrastructure.

Pre-Application Review. The City staff and Fire Chief shall review plans and data as submitted and advise the developer as to the general conformance or nonconformance of the proposed development with the MCC Title 9, Chapter 2, Subdivision Plats and Procedures.

Neighborhood Meeting. It is required that the Applicant organize one, or more, meetings of neighboring groups before submitting plans for a public hearing. The purpose of such meetings is to obtain input to improve plans and reduce negative comment from neighbors.

Preliminary Development Plan. Upon completion of the pre-application review, if the developer elects to proceed with the PUD process, he/she shall pay all fees and file with the City an application for a Preliminary Development Plan and any other required information.

The Commission will set the date for and hold a public hearing and subsequently make recommendations to the Council (or to the Board of County Commissioners if located within the McCall Impact Area) for approval or denial of the request. The applicant is responsible for the mailing and posting of the public hearing (obtain 'Public Notice Information' for more details or see MCC Title 3, Chapter 15).

Planning and Zoning Commission Review. The Commission shall review the plans for conformance with this Chapter and set the date for a public hearing. When a preliminary plat is to be considered as a part of the PUD, the public hearings may be combined to fulfill the Title 9, Subdivision Ordinance, requirements. After the public hearing, the Commission shall recommend to the City Council (or Board of County Commissioners) approval, approval with conditions, or disapproval of the PUD preliminary plat.

Council (Or Board) Review. The Council (or Board) shall hold a second public hearing and shall approve, approve with conditions, or disapprove the PUD application. The Council (or Board) shall also approve, approve with conditions, or disapprove a preliminary plat.

The applicant may request one (1) extension of the one (1) year time limit not later than thirty (30) days prior to the expiration of the one-year time limit of the preliminary development plan.

Within one (1) year after approval of the preliminary development plan, the applicant shall submit to the City a final development plan for the entire PUD or a final development plan for the first phase of development if the PUD has been approved for phased development. The applicant shall submit final development plans for any subsequent phases within the time limit specified in the approval of the preliminary development plan. The Final Development Plan may be submitted to Commission upon approval by the City of detailed improvement plans, including private street construction, utility locations, drainage, dedications of easements and public facilities, along with a proposed schedule for phasing. Any necessary agreements for maintenance, etc., shall be prepared and submitted for review and approval at this time.

Criteria: A PUD may be allowed in any in any zone provided that the decision body makes the following findings:

A. The underlying zoning, Title 9, and other applicable regulations under Title 3 and Title 9 are met, except as the applicant has specifically requested modifications to the standards as part of the PUD.

B. The proposed uses shall not be detrimental to present and potential surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public. The physical features of the site, public facilities, and existing adjacent developments and uses shall be considered.

C. The density of the PUD considered as a whole shall be in substantial conformity with the density of the underlying zone.

D. Any variation from the basic zone requirements must be warranted by the design and amenities incorporated in the preliminary and final development plan.

E. The final development plan must be in conformance with the preliminary plan.

F. The PUD must meet the general objectives of the McCall Area Comprehensive Plan.

G. Existing and proposed streets and utility services must be suitable and adequate for the proposed development.

H. A Development Agreement is required between the developer and the City which delineates commitments of the developer to the City and of the City to the developer including but not limited to assurances for public and private improvements and maintenance of the same.

I. A PUD may be proposed in conjunction with an application to amend the zoning map and the Comprehensive Plan.

Use Exceptions

In the case of PUDs greater than two (2) acres in size, the Commission may authorize specified uses not permitted or conditionally permitted by the use regulations of the zone in which the development is located, provided the Commission shall find that:

A. The uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development; and

B. The uses permitted by such exception are of such a nature or so located as to have minimum impact to the surrounding neighborhood as determined by the preparation of a Community Impact Review (see Chapter 13); and

C. The development is phased so that the approval to construct the exceptional use or uses is coordinated with the construction of all or a proportionate phase of the permitted use; and

D. No more than twenty percent (20%) of the total area of the PUD shall be devoted to the uses permitted by the exception.

E. The uses permitted by such exception are shown to contribute to a coherent living style and sense of community.

F. The PUD contains public improvements (streets, water, sewer, street lights, etc.) for the proposed use.