



City of Rathdrum

APPLICATION

PLANNED UNIT DEVELOPMENT (PUD)

DATE: _____

FEES : \$ _____ CHECK #: _____

PROJECT NAME: _____

LOCATION: _____

BRIEF DESCRIPTION: _____

A. APPLICANT INFORMATION:

1. Name of Owner: _____
Telephone Number: _____
Address: _____

2. Contact Name: _____ Phone: _____

• ENGINEER: _____
Address: _____ Phone: _____

• SURVEYOR: _____
Address: _____ Phone: _____

• ARCHITECT: _____
Address: _____ Phone: _____

B. PROPOSAL INFORMATION:

1. Subdivision/Project Name: _____
2. Legal Description: (Attach or describe.) _____

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3. Proof of Ownership: (Attach)
 4. Description of Project (Brief): _____

 5. Size of Project: (Acres) _____ Average Lot Size _____
Number of Lots _____ If any lot used other than residential, please describe: _____

 6. Provide a mailing list of all property owners within 300 feet of the boundaries of the project, excluding streets and right-of-ways, as prepared by a Title Company, along with labels to said property owners. Labels need to be of appropriate size for addressing envelopes.

C. SITE INFORMATION

1. Zoning: _____
2. Adjacent Zoning: _____
3. Current land use: _____
4. Adjacent Land Use: _____
5. Physical description of site (topography, cover, features, physical limitations):

D. PROPOSAL SUMMARY:

Provide the following information under separate cover:

1. Describe the concept of the proposed development;
2. Proposed access,
3. Proposed uses and activities;
4. Proposed residential density, number of dwelling units per acre.
5. An overall description of the location and intensity of proposed uses and activities, including public and private open spaces;
6. A physical description of proposed facilities, including types of buildings, structures and landscape and circulation elements;
7. Full description of how utilities will be provided and maintained, including sewer, water electricity, telephone, etc.;

8. A general statement on the form of management proposed in areas of common ownership;
9. A statement detailing the relationship of the proposed development project with major public and private developments in the neighboring areas, including but not limited to highways, parks, open spaces, utility transmission lines and other major public facilities.

E. SITE PLAN (5 copies required):

Provide a site plan incorporating the following information:

1. Name of project;
2. Scale and north arrow;
3. Owner and design professional that prepared the plan;
4. Perimeter boundaries of the site;
5. Topography with 2 foot contour intervals and datum reference,
6. Location of floodways/100 year flood plain per FEMA;
7. Public and private right-of-ways and open spaces;
8. General layout of blocks, lots and lot dimensions;
9. Streets and driveways, sidewalks and pedestrian-ways, off-street parking and loading areas;
10. Proposed setbacks from right-of-way and lot lines,
11. Location and dimension of buildings and structures;
12. Utilization of buildings and structures, including activities and number of living units;
13. Reservations for public uses, including schools, parks, playgrounds, common areas and other open spaces;
14. Major landscaping features;
15. Preliminary location of water, sewage and stormwater management systems;
16. Artists or architectural renderings sufficient to clearly establish the scale, character and general appearance of the development. (optional)
17. Other information as deemed appropriate by applicant to convey nature of proposal.

F. DEVELOPMENT SCHEDULE:

Provide a preliminary development schedule indicating:

1. Anticipated timing for commencement and completion of each phase of development;
2. The total number of acres in each phase;

3. The proposed number and type of dwelling units for each phase of development;

G. AGENCY COMMENT LETTERS

Provide letters of comment based on review of the proposal as submitted from the following agencies:

1. Fire District
2. School District

H. OTHER INFORMATION: as requested by Planning Administrator.

Under separate cover provide any other information, plans and drawings, as may be necessary, to fully convey the scope of the project.

CERTIFICATION

I understand that the decision made by the City Council of Rathdrum on a Planned Unit Development (PUD) is final unless submittal of an appeal by myself, by adjoining property owners, or by other affected persons is made. I also understand that the proposed PUD, or amendments thereof, must be reviewed and accepted by the City Council before it can be recorded. All the information, statements, attachments and exhibits transmitted herewith are true to the best of my knowledge. I hereby certify that I am the owner or contract buyer of the property upon which the proposed project is to be located or that I have been vested with the authority to act as Representative/Agent for the owner or contract buyer.

DATED this _____ day of _____, 2008.

SIGNATURES:

PRINTED NAME:

Owner

Contract Buyer

Representative/Agent

