



Application for Planned Unit
Development (PUD)
Filing Fee: \$350.00

Applicant Information			
Representing Company:			
Contact Name:			Phone:
Address:			Fax:
City:	State:	Zip:	
Email:			
Owner Information (if other than applicant)			
Name:			Phone:
Address:			Fax:
City:	State:	Zip:	
Email:			
Planning Information			
Project Name:			
Project Location:			
Current Zone(s):	Proposed		
Comprehensive Land Map Use Designation:			
Gross Area (total acres):			
Existing Property Use(s):			
Proposed Land Use(s):			
Neighborhood Meeting			
Will a neighborhood meeting be held prior to the Planning Commission Meeting? If so, list date, time, and location.			
Type of Development			
	Number of	Proposed	Net
Single-Family			
Multi-Family			
Limited Commercial			
Industrial			
Common Space			
Other			
Describe if "other"			

Amenities Provided

Checklist

- Completed Application Form. Application Filing Fee.
- Affidavit of Legal Interest.
- Development Plan, including site plan drawing, landscape plan, lighting and signage plans. Digital File of Plat in .dxf or .dwg format emailed to the City.
- Development Time Schedule. Elevation Drawings.
- Varied Development Standards. Traffic Study

Required Attachments

Affidavit of Legal Interest: To be signed by the property owner(s) if the application will be represented by someone other than the property owner.

Development Time Schedule: Phasing of development and associated public and private improvements is permitted, subject to an approved phasing schedule. Phased development shall be considered with the initial Planned Unit Development approval process and the phasing schedule shall be approved as part of the development plan.

Elevation Drawings: A Planned Unit Development shall be compatible with the surrounding neighborhood bulk, scale, structural mass, and character demonstrated by similar building types, construction, separations, and heights. Structures within a Planned Unit Development include a high-quality of design and architecture as demonstrated by cohesive building styles, a range of building positions, custom architectural features and varied building

Varied Development Standards: List and describe the development standards that vary from the underlying zone district. Individual development standards can be established at the time of the Planned Unit Development, but should be based upon the criteria found in the Planned Unit Development Ordinance and identified as part of the application process.

Traffic Study (trip generation): As required by the Access Management Plan and based upon the Trip Generation Manual, by the Institute of Transportation Engineers, calculate the anticipated PM peak hour trips generated by the proposed plat. If the anticipated trips exceed 100 PM peak hour trips a traffic study may be required, if the anticipated trips exceed 200 PM peak hour trips a traffic study is required. **Traffic counts and traffic volumes, as studied at the time of submittal of the plans, may dictate left-turn lanes, right-turn lanes, or additional widening at intersections to facilitate the movement of**

Proposed Agreements or Commitments: Provide copies of any proposed development agreements, condominium agreements, deed restrictions, or other commitments needed to assure adherence to the proposed site plan, if applicable.

Development Plan Requirements:

- The plan shall be prepared according to the minimum standards outlined in the City of Idaho Falls Planned Unit Development Ordinance.
- A clean, legible, site plan on 24" x 36" sheet(s).
- The plan shall consist of a complete site plan drawn in accordance with generally accepted engineering practices and shall be drawn to one of the following standard scales, or as approved by the City: 1" = 20', 1" = 30', 1" = 40', 1" = 50', 1" = 60', or 1" = 100'.
- North arrow.
- Address of the proposed building site, if available. Legal description.
- Actual dimensions and the shape of the development and any subdivided lots.
- Individual lots lines of each parcel which is to be created for separate ownership. Topography of land and proposed grading plan.
- Plans for handling of storm water runoff.
- Location of easements for water lines, fire hydrants within 1000' of development, sewer lines, storm sewer lines and other utilities.
- Size and location of existing or proposed building and structures.
- Landscape plan designed by a licensed landscape architect or other qualified person, showing the spacing and sizes of landscaping. Specific types of landscaping may be detailed after the site plan has been approved.
- Traffic circulation plan, service areas, private streets and major points of access to public rights-of-way. Street names and street and alley rights-of-way.
- Proposed land-uses with location and size of existing and proposed buildings.
- Areas to be designated as common space, amenities provided, and connections to public uses. Distances from building to right-of-way, private streets, easements and lot lines.
- Off-street parking and loading areas with dimensions.
- Exterior lighting with type, dimensions and foot-candles. Signage proposals for commercial uses.
- Buffering and screening areas. Building heights.
- Trash enclosure.

Neighborhood Meeting Checklist

- Time, date and location of the Neighborhood Meeting.
- Names and addresses of property owners to whom notice was sent.
- Names and addresses of all attendees.
- Summary of comments, suggestions and discussions. (A verbatim transcript of the Neighborhood Meeting **is not** required nor is a video and/or audio tape (unless the applicant wishes to submit it).
- Applicant's response to comments, suggestions and discussion, including and modifications made or intended to be made to the project proposal/application as a result

Fees	
Application Filing Fee(s): Due at time application is submitted Advertising Fee: \$50.00	
Signature of Applicant(s)	
	Date:
	Date:

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO

SS

COUNTY OF BONNEVILLE

I _____
Name

Address

City

State

Being first duly sworn upon
Oath, depose and say:

Being the owner of record of the property described on the attached sheet, I grant permission to:

Name

Address

To submit the following application pertaining to that property, check all that applies:

Preliminary

Planned Unit Development

Plat Final

Comprehensive Plan Map

Plat

Amendment [] Annexation

Variance

Rezone to _____

Conditional Use

Permit

I agree to indemnify, defend and hold the City of Idaho Falls and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this _____ day of _____, 20_____.

Signatu

re SUBSCRIBED AND SWORN to before me the day and year first

above written.

Notary Public for Idaho

Residing at

My Commission Expires: _____