



APPLICATION FOR PLANNED UNIT DEVELOPMENT

(Please use ink or typewriter)

TO THE CORCORAN PLANNING COMMISSION:

Applicant's Name _____

Applicant's Address _____

Location Of Subject Property _____

Assessor's Parcel Number _____ Zone District _____

Property Owner's Name _____

Property Owner's Address _____

Description of Proposed Project: _____

The Planning Commission must make the following findings based on the information that you provide. Please provide a written justification for each of the following (use additional pages as necessary):

1. That the proposed location of the PUD is in accordance with the objectives of the Subdivision Ordinance.

2. That the proposed location of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of materially injurious to properties or improvements in the vicinity.
 - a. And that all owners of the property within the proposed PUD have consented in writing to the adoption of a PUD and such consent has been filed with the Planning Director.

3. That the proposed PUD will comply with each of the applicable provisions of this Section.

4. That the proposed PUD will provide benefits and safeguards equal to, or greater than, those that would be provided by the regulations applicable to the proposed or existing district classifications, as the case may be, with respect to the public health, safety, comfort and general welfare, orderly physical development and growth of the City.

5. That the standards of population density, site area and dimensions, site coverage, yard spaces, height structures, distance between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the objectives of this Title, and will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.
 - a. Such PUD standards may vary from the property development standards of the existing or proposed underlying zoning district, provided that the variance has been clearly defined in the PUD proposal and that such variance will produce a more functional, enduring and desirable project environment, and/or affordable housing is provided, and no adverse impact to adjacent properties will result therefrom.

6. That the combination of different dwelling types and/or variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

7. That the proposed PUD will satisfactorily mitigate potential environmental impacts in accordance with the provisions of Chapter 19 of the Zoning Ordinance.

Provide:

15 sets of prints including one (1) reproducible print not larger than 11" x 17", of the proposed planned unit development.

INCLUDE ALL OF THE INFORMATION REQUESTED IN THE FOLLOWING PROVISIONS:

- A. The application will be processed according to the Conditional Use Provisions (Chapter 19 of the City Zoning Ordinance) subject to the following provisions:
 1. In lieu of the drawing of the site prescribed in Chapter 19 of the Zoning Ordinance, the application shall be accompanied by a general development plan of the entire planned unit development, drawn to scale and showing provisions for: draining of surface waters, water courses, public utility rights of way, streets, driveways and pedestrian walks, off-street parking and loading facilities, reservations and dedications for public uses, private uses including dwelling types, lot layout, locations, heights and elevations of structures and landscaped areas.
 2. The application shall be accompanied by a tabulation of the area proposed to be devoted to each land use and a tabulation of the average population density and number of housing units per net acre in the area or areas proposed to be devoted to residential use.
 3. All environmental assessment requirements shall be completed prior to the application for a PUD shall be deemed to be complete and forwarded to the Planning Commission for consideration.
 4. When a PUD involves proposals which necessitate the filing of a tentative parcel map or a subdivision map and/or which would also necessitate the granting of exceptions to the regulations of the subdivision ordinance, the Planning Commission may grant tentative approval of the proposal. Where such tentative approval is requested by the applicant, the requirements of subsection A1 and A2 of this Section may be waived temporarily, provided the applicant submits the following:
 - a. In lieu of the drawing of the site prescribed in subsection A1 of this Section, the application shall be accompanied by a schematic drawing drawn to a minimum scale of one inch equals one hundred feet (1"-100'), showing the general relationships contemplated among all public and private uses and existing and proposed physical features.

- b. A written statement setting forth the source of water supply, method of sewage disposal, means of drainage, dwelling types, nonresidential uses, lot layout, public and private access, height of structures, lighting, landscaped areas and provisions for maintenance of landscaped areas, area to be devoted to various uses and population density per net acre contemplated by the applicant.

- 5. Upon approval of a tentative subdivision map, in accordance with the procedures prescribed by the Subdivision Ordinance, the applicant shall submit a development plan in accordance with the requirements of subsection A1 and A2 of this Section before the Planning Commission may grant a final approval of the applicants proposal.

PLEASE NOTE: Applicant is required to provide a list of all property owners as shown on the last equalized assessment roll within three hundred feet (300') of the proposed site.

I hereby certify that I am the owner of the property identified in this application; or that I am an authorized agent of _____, who is owner of said property; or, that I am the employee or agent of _____ which is a public utility company or other agency with the powers of eminent domain, and that I am authorized to act in their behalf, and that this application, to the best of my knowledge and belief, is true and correct.

Signed

Mailing Address _____

Phone Number _____