

# PUD Planned Unit Development Review Criteria

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## PFMC 18.20.060

1. The proposed PUD provides for adequate utilities, services, and parking to service the proposed development by:
  - a. Providing a public water supply system that has adequate supply to serve the proposed development; and
  - b. Providing a public wastewater collection system that is designed in accordance with the City's adopted Wastewater Master Plan and has sufficient capacity to accommodate the proposed sewer flows; and
  - c. Providing adequate accommodation for other utilities necessary to support the proposed development; and
  - d. Providing sufficient parking throughout the development to adequately meet the parking needs of all uses proposed in the PUD.
2. The proposed PUD provides for an integrated transportation network that adequately serves the proposed development by:
  - a. Providing for the continuation of arterial and collector streets, meeting City standards for traffic volume, in a manner consistent with the City's adopted Transportation Master Plan; and
  - b. Providing a local street network that allows adequate traffic circulation and snow storage throughout the entire development; and
  - c. Providing a pedestrian and bicycle system designed to provide adequate circulation throughout the entire development and to all open space areas.
3. The proposed PUD provides enhanced community design by:
  - a. Conserving and incorporating the sites significant natural, scenic and/or historical features in the development, if any; and
  - b. Integrating a mix of compatible land uses in the development and adequately buffering and/or separating any incompatible uses in the development; and
  - c. Locating the proposed uses and lot sizes in the proposed PUD in a manner that blends with the surrounding uses, neighborhoods and public facilities located in the City; and
  - d. Providing at least ten percent (10%) of the gross land area for open space that meets the recreational needs of the users of the development and provides for a variety of recreational uses; and
4. The proposed PUD provides for timely development of the property and security for future completion and maintenance by:



- a. Ensuring that each development block contains all the necessary element to exist independently from future blocks; and
- b. Ensuring that each building in the development lot has sufficient access around the structure to allow for continual maintenance of the building and access for emergency services.
- c. Ensuring that a funding mechanism exists to adequately maintain common areas that are not publicly maintained.