



# PLANNED DEVELOPMENT OVERVIEW

**No development or development activity is permitted unless all Development Orders applicable to the proposed development are issued in accordance with the UDO. The Applicant is solely responsible for compliance with the UDO.**

## Generally

- The general approval process for the creation of a PD involves concurrent zoning map amendments and subdivision of land.
- Because PDs involve a mix of uses, the Town may apply flexible development standards that deviate from the specific standards in base zoning districts during review and approval of Site Plans and development plans.
- The purpose and intent of establishing the “PD” district are to provide procedures and standards that encourage a mixture of uses anywhere in the Town that are functionally integrated and that encourage innovation and imagination in the planning, design and development or redevelopment of tracts of land under single unified ownership or control.

## Findings

In order to approve a “PD” or any revision thereto, the Town Council, after receiving the recommendation of the Planning Commission, shall determine that the following conditions, including other conditions it deems reasonable and appropriate, are met by the Applicant:

- The Planned Development is consistent with the Comprehensive Plan;
- The the Planning Commission is coordinated rather than an aggregation of individual and unrelated Buildings and Uses;
- The the Planning Commission incorporates a compatible mix of residential and nonresidential uses;
- The Applicant is providing sufficient public benefit to allow the Applicant to deviate from the regulations for development of the uses in the Town’s base zoning districts;
- All land included is owned or under the control of the Applicant;
- The PD advances the public health, safety or welfare; and
- The Planned Development is compatible with existing development abutting the proposed “PD” district as demonstrated by the following factors, considered from the point of view of the abutting development:
  - Existing development patterns;
  - Scale, mass, height and dimensions of existing buildings;
  - Total density and density transitions;
  - Intensity, as measured by floor area ratio and transitions;;
  - Extent and location of parking, access points and points of connectivity to surrounding neighborhoods;
  - Amount, location and direction of outdoor lighting;
  - Extent and location of open space; and
  - The location of accessory structures such as dumpsters, recreational equipment, swimming pools or other structures likely to generate negative impacts such as noise, lights or odors;
  - Sufficiency of setbacks to mitigated potential nuisances; and
  - Proximity and use of all areas that will be utilized for any purpose other than landscaping.

## Neighborhood Informational Meeting

- The Town encourages Applicants to pursue early and effective communication with adjacent property owners. A Neighborhood Meeting shall be held by the Applicant to facilitate the exchange of information and solicit public input.
- The Applicant shall invite all property owners of property lying: (i) within 100 feet of the proposed PD, (ii) within 100 feet of all other property contiguously owned by the property owner and/or Applicant for the proposed PD, or (iii) within 100 feet of all pieces of land that were part of the property requesting rezoning to the PD District prior to the requested rezoning.
- The Applicant shall provide a written report on the results of its citizen participation efforts to the Zoning Administrator, which shall be forwarded to the applicable Hearing Body.

## Joint Work Session

At the Applicant's request, or at the recommendation of the Zoning Administrator, a Joint Work Session of the Town Council and Planning Commission may be held by the Town to provide an opportunity for the Applicant to present the Concept Plan and respond to any initial questions that members of the Town Council and Planning Commission might have regarding the proposed PD.



# PLANNED DEVELOPMENT APPLICATION

File #:	<input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plan <input type="checkbox"/> Planned Development Amendment <input type="checkbox"/> Other:
Permit Official:	
Fee:	
Date Received:	

## APPLICANT / AGENT

Name:	Email:
Business:	Telephone: <input type="checkbox"/> WORK <input type="checkbox"/> CELL <input type="checkbox"/> HOME
Address:	Fax:

## ENGINEER

Name:	Email:
Business:	Telephone: <input type="checkbox"/> WORK <input type="checkbox"/> CELL <input type="checkbox"/> HOME
Address:	Fax:

## SURVEYOR

Name:	Email:
Business:	Telephone: <input type="checkbox"/> WORK <input type="checkbox"/> CELL <input type="checkbox"/> HOME
Address:	Fax:

## PROPERTY INFORMATION

Owner:	Subdivision Name:
Address or Location:	Tax ID:



### ADDITIONAL PROPERTY INFORMATION

Existing Land Use:		Proposed Land Use:	
Existing Zoning:		Proposed Zoning:	
Is this part of a phased development? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach description.		Is there common ownership on adjacent land? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach description.	
Available Water: <input type="checkbox"/> YES <input type="checkbox"/> NO	Available Utilities: <input type="checkbox"/> YES <input type="checkbox"/> NO	Available Sewer: <input type="checkbox"/> YES <input type="checkbox"/> NO	Size:
Road Access: <input type="checkbox"/> YES <input type="checkbox"/> NO	Public Streets: <input type="checkbox"/> YES <input type="checkbox"/> NO	Private Streets: <input type="checkbox"/> YES <input type="checkbox"/> NO	HOA: <input type="checkbox"/> YES <input type="checkbox"/> NO
Are off-site infrastructure improvements necessary? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach description.		Is Performance Surety proposed? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach description.	
Dedication of land for other than ROW? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach description.		Are Proffers proposed? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach description.	
Is a Development Agreement proposed? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach description.		Application for Conditional Zoning and Proffers submitted? <input type="checkbox"/> YES <input type="checkbox"/> NO   If yes, attach.	

### APPLICANT/AGENT ACKNOWLEDGEMENT

I/we have the authority to initiate this application.

I/we are the primary contact for all information relating to this application.

I/we have reviewed the applicable requirements identified in the Unified Development Ordinance and acknowledge that this application cannot be processed unless and until all required information is submitted.

I/we certify that the foregoing information is true and accurate to the best of our knowledge.

I/we acknowledge that the Town of Strasburg shall have authority to impose such conditions as deemed necessary or request additional information as deemed necessary to serve the public safety, health, interest and welfare.

Signature:

Date:

### COMPLETENESS DETERMINATION

I certify that this application and attached documentation are sufficient in form and content for review by the decision-making bodies of the Town of Strasburg and that all fees have been paid. All required notifications, reviews and hearings may proceed pursuant to the Town Code and Unified Development Ordinance. This certification does not preclude the review, recommendation and/or decision-making bodies from requesting additional information as deemed necessary to serve the public interest.

Zoning Administrator Signature:

Date:



### ACTION ON APPLICATION

Other Required Approvals Needed:	<input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plan	<input type="checkbox"/> PD Amendment <input type="checkbox"/> Other: <input type="checkbox"/> Other:
Other Required Approvals Received:	<input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plan	<input type="checkbox"/> PD Amendment <input type="checkbox"/> Other: <input type="checkbox"/> Other:
<input type="checkbox"/> Technical Review Committee Review and Recommendation	<input type="checkbox"/> Other Review and Recommendation (identify if applicable)	
<input type="checkbox"/> Planning Commission Recommendation/Approval Date:	<input type="checkbox"/> Town Council Approval Date:	
Zoning Administrator Approval Signature:		Date:

### CONDITIONS OF APPROVAL

Applicant/Agent Signature:	Date:
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