

## PLANNED UNIT DEVELOPMENT GUIDE AND APPLICATION

Note: If the PUD application involves the subdivision of property the appropriate preliminary plat or final plat application must also be completed.

### **APPLICATION CHECKLIST:**

1. Completed **application form**.
2. **Only the owners of the property in question may request the PUD zoning/site plan.** If someone, other than the owner, will be handling the development process we will also need a letter, from the owner of said property, giving them authority to do so.
3. **Development Plan Submittal**, as described in Section 4.8.2, paragraph b of the Lonoke Unified Development Code
4. \$100 fee + Engineering Review fee (Paid after review by city engineer)
5. A legible typed legal description of property

### **PROCEDURE:**

1. The Application should be filed at city hall. A completed application must be provided for the PUD submittal to be considered. See the application checklist above for a list of needed items to complete an application. No application will be accepted without payment-in-full of the \$100 application fee.
2. City staff will review the application and set a date for a public hearing. The public hearing is conducted to allow neighboring property to comment on the proposed development.
3. Notice of the public hearing must be posted in the newspaper 15 days in advance of the public hearing. The applicant is responsible for covering the cost of the publication. The property owner must also post a sign on the property giving notice of the public hearing. Signs to be posted are available at city hall. The property owner will provide proof of the posting of the sign at the public hearing.
4. After the public hearing the Planning Commission (typically immediately following the public hearing) will make a finding to approve or deny the development submittal. The finding will be based upon the consistency of the application with the Zoning Code and Land Use Plan as well as the following criteria:
  - A. The PUD shall provide public benefits that would not be achievable through the normal zoning regulations.
  - B. The PUD shall maintain the same or higher level of service (LOS) for the surrounding traffic system.
  - C. The PUD shall conform in size, shape, and bulk to those in surrounding developments. The Planning Commission may make exceptions when adequate buffering is included with the PUD to shield adjoining uses from the adverse effects of higher land use intensities. The Planning Commission may also make exceptions when the PUD clearly represents a transitional development between developments or neighborhoods of

differing densities or intensities of use.

- D. The PUD shall be compatible with the all adopted plans and policies of the city, including the Master Street Plan. If the PUD is not consistent with any of such plans or policies, the application must include with the PUD submittal a request to amend such plans or policies.
- E. The PUD shall be designed is such a manner as to protect the public health, welfare and safety of the residents of the neighborhood in which it is located.
- F. The PUD must be of a character and contain such uses that are needed in the area of the proposed project.
- G. Approval of a PUD cannot result in the violation of regulations in the Arkansas Fire Prevention Code or in regulations issued by the Arkansas Health Department. Approval of the PUD cannot result in the reduction of standard engineering practices or in the drainage or water quality requirements of the city.

If approved, the application will be forwarded to the city council for approval by ordinance. Following approval by the city council, the approval will be completed.

- 5. Development of the project must be in exact accordance with the site plan/development submittal. Failure in this respect will result in the reversion of the property back to the original zoning or require the halting of project and re-approval of the development plan.

City of Lonoke  
107 W. 2<sup>nd</sup> St.  
Lonoke, AR 72086  
PHONE: 501-676-4300

## PLANNED UNIT DEVELOPMENT APPLICATION

Property Owner

Name/Signature: \_\_\_\_\_

Spouse

Name/Signature: \_\_\_\_\_

Property Address: \_\_\_\_\_

Development Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Legal Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Zoning: \_\_\_\_\_

The undersigned property owner designates the following agent or attorney to represent the applicant at all hearings:

Name	Address	City	State	Phone No.
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\_\_\_\_\_

\_\_\_\_\_

Property Owner Mailing Address

City

State

Zip

Phone: \_\_\_\_\_