



City of Kuna

Planned Unit Development (PUD) Application

P.O. Box 13
Kuna, Id 83634
(208) 922-5274

Fax: (208) 922-5989

Website: www.cityofkuna.com

File No. :	_____
Cross Ref. :	_____
File Name:	_____

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This PUD process is based on standards and guidelines found in PUD Ordinance No. 2008-15. This document can be found online (www.cityofkuna.com) or can be picked up in the City's Planning and Zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Planned Unit Development application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Technical Uses
- ▶ Office
- ▶ Common Area
- ▶ Subdivision
- ▶ Variety of Building Types and Densities
- ▶ Common Open Space Variations
- ▶ Clustered Development and Recreational Facilities

Application Submittal Requirements

Applicant
Use

Staff
Use

Date of pre-application meeting: _____

Note: Pre-Applications are valid for a period of three (3) months.

A complete Planned Unit Development Application form

Note: It is the applicant's responsibility to use a current application.

Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Planned Unit Development.

One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. Show all relevant current conditions (no older than one (1) year)

One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of this photo is to view the site for existing features and adjacent sites.

Copy of Deed; **and**, if the applicant is not the owner, an **original** notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit this application.

Preliminary Development Plan; which shall include drawings and supplementary written narrative materials to include:

Sketches or illustrations portraying the proposed character of the development; and sketches or illustrations of items subject to design review

Description of how the PUD relates to surrounding land uses

Vicinity map identifying neighborhood features within ½ mile of the location

The nature of other land use actions requested

If the PUD involves a preliminary plat, *include the number of phases and a description of each one*

A narrative identifying and addressing the following:

Land use allocation by type

Percentage

Density

Open Space

Roads

Parking

Housing

Commercial

Services provided and public or private ownership and other information that may be pertinent and or material.

Preliminary Drawings; at a minimum scale of 1" = 100' displaying the following:

The name of the proposed PUD

Date, north point and scale of drawing and identity of the person(s) preparing the drawing

A boundary survey legal description of the PUD

Names, addresses and telephone numbers of the controller and any of the following involved in the project: architect, landscape architect, designer, engineer, planner and nurseryman

Date of survey and name of surveyor

Appropriate identification of the drawing(s) as a preliminary plan

Natural Features Map; showing an inventory of existing site features including:

Ground elevation shown by contour lines at two foot (2') intervals or less – five foot (5') intervals may be accepted for slopes greater than ten percent (10%)

General soil types as documented by a soils engineer or engineering geologist

Hydrology; Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on-site activity:

Proposed and existing storm water facilities

Water conveyance facilities

Water features, such as ponds, wetlands and permanent or intermittent watercourses

Areas subject to flooding

Natural features, such as trees, vegetation and ground cover, historic sites, major rock outcroppings, and similar type amenities.

Sanitary sewer, storm drainage and water supply facilities. *If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities.*

Width, location and purpose of all existing easements of record on/and abutting the site.

A map describing land areas contiguous within three hundred feet (300') and adjacent to the proposed PUD, including zoning classifications, land uses, densities, circulation systems, public facilities, unique natural features, and approximate locations of nearby structures.

Site Plan; which shall include:

North arrow

To scale drawing (minimum 1" = 100')

All drawings need to be signed and stamped by a licensed engineer; and dated with contact information. *With the exception of concept drawings and residential structures that do not require a licensed engineer's review.*

Name of project

The locations of all existing and proposed dwelling units and/or individual lots

Location of major streets

The proposed yard requirements or locations of single family homes for individual lots

The existing and proposed traffic circulation system serving the PUD including:

Off-street parking and maneuvering

Points of access to existing public rights-of-way

A plan notation or description narrative outlining ownership of streets

Parking areas

The existing and proposed pedestrian and bicycle circulation system

Conceptual plans for all services including their location and whether the services will be publicly or privately owned and maintained including location of utility connections. *Note: Any services intended to be privately owned (sewer, water, street, etc.) requires the City Engineer's prior review and approval*

Proposed location and treatment of any public or private common areas or structures including open spaces, park or recreation areas, and school sites

The general landscape treatment proposed along the site's periphery and in accordance with provisions of the City's landscape ordinance

The approximate amount, location and type of buffering and/or landscaping

Proposed architectural styles

The subdivider may be required to submit proposed restrictive covenants, in outline form

Environmental assessment, traffic study, grading plan or other studies as may be appropriate for the proposed site as determined by the Commission or Director.

If the applicant is requesting preliminary subdivision plat approval concurrent with the preliminary PUD approval, a **Preliminary Subdivision Plat** shall be submitted along with the PUD conceptual site plan.

Development Schedule: A development schedule indicating the approximate date on which construction of all phases of the entire project can be expected to begin. If the schedule is approved by the Commission it shall become a part of the final development plan.

Additional Information as may be required by City staff or Commission.

Planned Unit Development Application

Applicant: _____ Phone: _____

Owner

Purchaser

Lessee

Fax/Email: _____

Applicant's Address: _____

_____ Zip: _____

Owner: _____ Phone: _____

Owner's Address: _____ Email: _____

_____ Zip: _____

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____

_____ Zip: _____

Address of Property: _____

Distance from Major Street
Cross Street: _____ Name(s): _____

Please Check the box that reflects the amenities used :

Active recreational amenities such as playgrounds; basketball or tennis courts; baseball, soccer or rugby fields; swimming pools; natatoriums; walking/running paths; clubhouse; school sites; etc.

Other amenities appropriate to the size and uses intended in the PUD

Pedestrian and bicycle pathway systems within and through the project (exclusive of required sidewalks adjacent to public right-of-way) and designed to connect into existing or planned pedestrian or bicycle routes outside the PUD.

This Planned Unit Development application is a request to construct, add or change the following: *(Briefly explain*

the nature of the request.)

-
1. Dimension of Property: _____
 2. Current Land Use(s): _____
 3. What are the land uses of the adjoining properties?
North: _____
South: _____
East: _____
West: _____
 4. Is the project intended to be phased, if so what is the phasing time period? _____
Please explain: _____

 5. Are there any irrigation ditches/canals on or adjacent to the property? _____
If yes, do you know the name of the irrigation or drainage provider? _____
 6. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
Type: _____
Size: _____
Location: _____
(Please note that the City has height limitations for fencing material and requires a fence permit to be obtained prior to installation)
 7. Storm Drainage:
Proposed Method of On-site Drainage Retention/Detention: _____
 8. Percentage of Site Devoted to Building Coverage: _____
% of Site Devoted to Landscaping: _____ Square Footage: _____
% of Site that is hard Surfaces
(paving, driveways, walkways, etc.): _____ Square Footage: _____
% of Site Devoted to Other Uses: _____
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): *(Please see Kuna City Ordinance 2006-100)*
 9. For details, please provide dimensions of landscaped areas within public right-of-way: _____
 10. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with greater than a four inch (4") caliper whenever possible):*

 11. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)*

 12. Parking requirements:
Total Number of Parking Spaces: _____ Width and Length of Spaces: _____
Total Number of Compact Spaces (8'x17'): _____
 13. Is any portion of the property subject to flooding conditions? Yes _____ No _____
(If yes, you must submit a Floodplain Development Permit Application with this Design Review application.)

IF THE PLANNING DIRECTOR OR DESIGNEE, THE COMMISSION AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND ALL SCHEDULED MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please

