



NAME OF PLANNED UNIT DEVELOPMENT (PUD): _____

LOCATION OR ADDRESS OF SUBJECT PROPERTY: _____

ATTACH LEGAL DESCRIPTION TO THIS APPLICATION

(a Word document is also required and may be emailed to the Community Development Department)

CURRENT LAND USE: _____

CURRENT SITE OWNERSHIP: _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

PROPOSED SITE OWNERSHIP: _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State Zip

ENGINEER/ARCHITECT'S NAME(S): _____ PHONE: _____

COMPANY: _____ EMAIL: _____

MAILING ADDRESS: _____
Street City State ZipSIGNATURE OF OWNER OR AGENT: _____
If not signed by owner, authorization of agent must accompany this application.**FOR OFFICE USE ONLY**

Case No.: PUD-_____ Amount Paid: _____ Date Paid: _____ Receipt #: _____

Planning Commission Hearing Date: _____ Council Meeting Date: _____

Received By: _____

v4.26.22

PUD INSTRUCTIONS

Approval of a Planned Unit Development proposal shall follow the procedures used for a change to the official zoning map as outlined in Article 9 of the Unified Development Code of the City of Edgerton (UDC) – Land Use Determination Procedures. The following items shall be submitted with the PUD Application at least forty-nine (49) days in advance of a public hearing.

At the time of the public hearing on the Conceptual Plan, six (6) copies, and all subsequent listed information, shall be submitted (with the exception of non-reproducible exhibits). Failure to submit any of the required information, without a specific written waiver from the Planning Commission, shall constitute grounds for dismissal of the Planned Unit Development petition.

Waiver of specific submission elements may be requested of the Planning Commission, in writing, at the time the Planned Unit Development Conceptual Plan application is made.

City staff will review the waiver request and present their findings to the Planning Commission at the public hearing. Specific grounds for waiver must be stated by the petitioner.

PUD Application Checklist

The PUD application will not be considered complete until all of the following items have been received.

- ☐ Completed PUD application with the associated fees:
 - Conceptual Plan/Preliminary Plat Fee - \$200 plus \$2.00 per lot
 - If special planning, engineering, architectural or other consultants must be retained by the City for review of the proposed Planned Unit Development, the petitioner shall be so notified, and all costs for said consultants expended by the City - not covered by the filing fee - shall be reimbursed by the petitioner.
- ☐ Notification List - A list of the names and addresses of owners of all property situated within two hundred (200) feet of the property lines of the subject site shall be submitted to the Zoning Administrator. This list shall be current as of the date of submission. The applicant will be responsible for mailing notices of the public hearing for the requested rezoning/ PUD request by certified mail, return receipt requested, to all owners of land within the notification area as noted on said list in compliance with statutory requirements. In addition, the responsible fire protection district, affected school districts, affected park districts, and affected sanitary and/or drainage district shall appear on a separate list of notification. Additional parties, specified by the applicant, may appear on the notification list.
- ☐ Legal Description – a word document containing the legal description of the property will be submitted with an electronic copy of the Conceptual Plan.

A Conceptual Plan, submitted in accordance with Article 6 of the UDC – Planned Unit Development District, shall include the following:

- ☐ 1. A drawing of the Planned Unit Development prepared at a scale that provides for a clear understanding of the way in which the property is intended to be developed. The Plan shall indicate the concept of the development with refinements to indicate the overall land use pattern, general circulation system, open space or park system, and major features of the development together with a set of proposed restrictions, conditions, and covenants. The Plan must include:
 - a) Boundary lines and dimensions of the subject site.
 - b) Existing and proposed easements--general location and purpose.
 - c) Streets on, adjacent, or proposed for the tract, including all rights-of-way and pavement widths.
 - d) Land use patterns proposed for the subject site.
 - e) Map data--name of development, name of site planner, north point, scale, date of preparation.
- ☐ 2. Pertinent Site Data:
 - a) Description and quantity of land uses.
 - b) Acreage of site.
 - c) Number of dwelling units proposed.
 - d) Area of industrial, commercial, institutional, recreational, and number of buildings proposed.

2. Pertinent Site Data (cont.):
 - e) Densities of residential areas.
 - f) Housing mix.
 - g) A statement indicating how the proposed Planned Unit Development corresponds to and complies with objectives for Planned Unit Developments as previously stated in this Article.
 - h) Development schedule indicating:
 - i) Stages in which project will be built with emphasis on area, density, use, and public facilities such as open space to be developed with each stage. Overall design of each stage shall be shown on the plat and through supporting graphic material.
 - j) Approximate dates for beginning and completion of each stage.
 - k) If different land use types are to be included within the Planned Unit Development, the schedule must include the mix of uses anticipated to be built in each stage.
- ☐ 3. Environmental Information, identifying existing natural and environmental site conditions, including:
 - a) Topography. A topographic map, if possible underlying the concept plan, at a minimum of ten (10) foot contour intervals.
 - b) Flood Plain. Information from the most current source specified by the City indicating the location and extent of the regulatory flood plain.
 - c) Soils. Information from the most current U.S. Department of Agriculture - Soil Conservation Service Soils Catalog indicating the location and species of soils. If said information is not available, soil borings may be submitted.
 - d) Location and extent of existing vegetation.
 - e) A depiction of existing surface drainage patterns and proposed retention and detention areas.
- ☐ 4. Utilities. Statement indicating that sanitary sewer, storm sewer, and water are directly available to the site.
- ☐ 5. Traffic Analysis. A study providing information on the existing road network, and adjunct vehicle volumes, and the effect the proposed Planned Unit Development will have on the existing (or improved) road network.
- ☐ 6. Tax and School Impact. A study indicating the sources and amounts of revenue to be generated to various governmental jurisdictions as a result of the development, expected school-age children generation, and estimated cost of providing service to the development that will be absorbed by the City and the affected school districts.
- ☐ 7. Market Analysis. At the request of the Planning Commission, and depending upon the types of land uses proposed to be included in a Planned Unit Development, information may be provided from one (1) or more of the following categories:
 - a) Planned Unit Developments proposed to contain any residential uses shall require submission of at least the following market data:
 1. Details about the proposal pertaining to: housing types, floor area of dwellings, estimated price ranges, number of bedrooms, densities, and amenities included.
 2. Total anticipated demand in the City for the type of unit(s) proposed shall be estimated for the immediately subsequent five (5) year period. The percent of that demand which would be absorbed by the proposed Planned Unit Development shall be identified. Methods used in determining the five (5) year demand shall be indicated.
 - b) Planned Unit Developments proposed to contain any commercial uses shall require submission of at least the following market data:
 1. Details about the proposal pertaining to: number of users, floor area of each use area, bulk of buildings, price or rent ranges, or floor area ratios.
 - c) Planned Unit Developments proposed to contain any industrial uses shall require submission of at least the following market data:
 1. Details about the proposal pertaining to: number of users, floor area of each use area, bulk of buildings, price or rent ranges, floor area ratios, and approximate number of employees.

PROPERTY OWNER NOTIFICATION LETTER

Case No.: PUD- _____

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a Planned Unit Development request from:

on the following described tract of land:

Legal Description: _____

_____General Location: _____

A public hearing will be held to consider the PUD-Conceptual Plan request on the above-described tract at 7:00 p.m. on _____, 20_____. Any interested persons or property owners are invited to attend. Information regarding this PUD application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

Respectfully,

Applicant (or Owner or Agent)ADDRESS: _____
Street City State Zip

**PROPERTY OWNER NOTIFICATION AFFIDAVIT**

Case No.: PUD- _____

I, _____, of lawful age being first duly sworn upon oath, state:

That I am the _____ (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton) in compliance with the Unified Development Code.

These notices were mailed on the _____ day of _____, 20____.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary PublicMy Commission Expires: _____ (SEAL)
Date