Application for a Planned Unit Development

The purpose of the Planned Unit Development Regulations is to encourage and allow more efficient, creative, and imaginative design for land development than is possible under otherwise applicable zoning regulations. Preservation of natural site qualities, better urban amenities, more open spaces, and a higher quality project design are also intended results of the planned unit development process. The following objectives may be attained through the use of the planned unit development process:

1. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the other sections of this Code.
2. Permanent preservation of common open space and recreation areas and facilities.
3. A pattern of development to preserve natural vegetation, topographic and geologic features.
4. The prevention and/or control of soil erosion and surface flooding.
5. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of aesthetic amenities.
6. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings and other facilities.
7. A land use which promotes the public health, safety, comfort, morals and welfare.
8. A combination and coordination of architectural styles, building forms, and building relationships with a possible mixing of different urban uses in an innovative overall design.
9. Innovations in residential development so that growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.
10. The use of public input and participation in the design and development of innovative and creative land use proposals.

The unique and substantially different character of planned unit developments requires that they be processed under a special plan review procedure.

Notice to applicants:

1. A person, by choosing to develop property as a planned unit development, elects to submit a contemplated development proposal to a legislative and discretionary review by the Planning Commission and Council.
2. All planned unit developments shall be designed in such a manner as to conform to the provisions of the City of Bloomington major street plans, trunk sewer extension plans, water distribution system plans, and storm drainage plans.
3. There will be no refund of any application fee for approvals not granted or withdrawn.
4. Incomplete applications will not be acted upon.
5. Complete applications must be received within the application deadlines.
6. Approved Preliminary Planned Unit Development applications shall be in effect for a period of three years.
7. Applicants must complete the Final Planned Unit Development in accordance with applicable procedures.
8. Major changes to an approve Preliminary Plan may require further legislative review.
Applications shall conform to the minimum requirements of Section 17-3. The information requested on this application is deemed to be a minimum, and the applicant may be required to supply additional information prior to the public hearing on their requests.

To the City of Bloomington:
I (we), the undersigned, do hereby respectfully petition the City of Bloomington for a Planned Unit Development as set forth herein, pursuant to Division 15-5, Planned Unit Development Procedures, set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

The name of the proposed Planned Unit Development is:

A Legal Description of the property in question attached to this application as Exhibit “A” Legal Description.

Common Address:

<table>
<thead>
<tr>
<th>Existing Zoning:</th>
<th>Adjacent Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Current Land Use:</th>
<th>Adjacent Land Use:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Size of Site:</th>
<th>Average Lot Size:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Lots:</th>
<th>Density:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Parcel Identification Number (PIN)

<table>
<thead>
<tr>
<th>Description of Project (attach extra pages as needed):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

The names and addresses of the property owner(s) and developer making this request are as follows:

Owner

<table>
<thead>
<tr>
<th>Name</th>
</tr>
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<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>City, State, Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required*
1. Developer

Full Name__________________________________________
Address__________________________________________  City, State, ZIP________
Phone__________________________  Email__________________________

2. Engineer

Full Name__________________________________________
Address__________________________________________  City, State, ZIP________
Phone__________________________  Email__________________________

3. Architect

Full Name__________________________________________
Address__________________________________________  City, State, ZIP________
Phone__________________________  Email__________________________

4. Attorney (if applicable)

Full Name__________________________________________
Address__________________________________________  City, State, ZIP________
Phone__________________________  Email__________________________

List the proposed uses for the project. Check the column on the right if the use requires a special use permit in the underlying district. Attach additional pages as needed.

<table>
<thead>
<tr>
<th>Description of Use</th>
<th>Special Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXAMPLE.</strong> Day Care Center</td>
<td>X</td>
</tr>
</tbody>
</table>
Preliminary Planned Unit Development Plan Submittal Standards:
The table below illustrates density, floor area and common recreational space standards by zoning district.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Density per Division 4 of Chapter 44</th>
<th>Max. Floor Area (% of land area)</th>
<th>Min. Open Space (% of land area)</th>
<th>Min. Common Recreation Space (% of land area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1A</td>
<td>2 units per acre</td>
<td>10.0</td>
<td>80.0</td>
<td>2.5</td>
</tr>
<tr>
<td>R-1B</td>
<td>6 units per acre</td>
<td>20.0</td>
<td>76.0</td>
<td>3.6</td>
</tr>
<tr>
<td>R-1C</td>
<td>8 units per acre</td>
<td>34.8</td>
<td>73.0</td>
<td>4.9</td>
</tr>
<tr>
<td>R-1H</td>
<td>8 units per acre</td>
<td>34.8</td>
<td>73.0</td>
<td>4.9</td>
</tr>
<tr>
<td>R-2</td>
<td>13 units per acre</td>
<td>40</td>
<td>72.0</td>
<td>5.2</td>
</tr>
<tr>
<td>R-3A</td>
<td>23 units per acre</td>
<td>52.8</td>
<td>71.0</td>
<td>6.2</td>
</tr>
<tr>
<td>R-3B</td>
<td>70 units per acre</td>
<td>80.0</td>
<td>68.0</td>
<td>8.0</td>
</tr>
<tr>
<td>R-4</td>
<td>8 units per acre</td>
<td>34.0</td>
<td>73.0</td>
<td>4.9</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td>31.00</td>
<td>15.00</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td>50.00</td>
<td>10.00</td>
<td></td>
</tr>
</tbody>
</table>

The following information shall be submitted together with the preliminary planned unit development Plan on full-size, legible sheets.

- **Site Plan.** A site plan shall be submitted with the preliminary planned unit development plan that includes the following minimum information:
  a) Location by Section, Town and Range or other legal description;
  b) Names and addresses of the persons having proprietary interest over the property;
  c) Graphic (engineering) scale;
  d) North-points;
  e) Date of preparation;
  f) The boundary lines of the property in question;
  g) Location of all survey monuments and their descriptions;
  h) Existing conditions, including buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities;
  i) Arrangement of proposed buildings and structures and existing buildings and structures;
  j) Proposed location, width, and type of surface material of all proposed sidewalks, pedestrian ways, driveways, parking areas, service areas, and recreation areas;
  k) Size and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
  l) A site drainage plan for the proposed project if required;
  m) A photometric/lighting plan if the planned unit development would result in new exterior lighting.
Design Schedule. The design schedule may be included on the site plan or submitted on a separate sheet that indicates:

a) Total and footprint square footage for nonresidential principal structures;
b) Total and footprint square footage for accessory structures;
c) The proportion of site area (expressed as a percentage) dedicated to floor area, landscaped open space and common recreation area;
d) Number of parking spaces;
e) Proposed use of each building, structure, or parcel of land;
f) If the development is to be constructed in phases, the design schedule shall include a designation of the phase components;
g) If different from the underlying Code requirements, a listing of the area, lot width, yard, height, and bulk requirements including density applicable to the planned unit development.

Landscape Plan. That landscape plan shall include the following information:

a) The size, location, and general characteristics of plant materials in compliance with 13 of this Code;
b) Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material.

Building Elevations. Building elevations and architectural renderings shall be required with submission of the preliminary development plan and shall indicate the following:

a) The appearance of buildings on all sides of a structure;
b) Proposed building type, colors, and specifications for exterior building materials;
c) Where multiple buildings will be built in phases or where specific users will affect the specific building design, prototypical building elevations and design criteria for the planned unit development may be submitted in lieu of building elevations;
d) The Director of Community Development may require that the applicant submit color building elevations and/or perspective renderings if such information is required for a full analysis of the proposed development.

Signage. For mixed use planned unit developments, a site signage package shall be submitted, and any variances requested from the requirements of the City of Bloomington Sign Code. (if applicable)

Engineering. For a preliminary planned unit development plan, engineering plans shall be submitted which provide in sufficient detail to convey the general basis of design of the sanitary sewer, water, stormwater control, flood control, and street facilities.

Subdivision. When a subdivision of land is proposed in connection with a planned unit development, the applicant shall file an application for approval of a preliminary plan of the proposed subdivision simultaneously with the application for preliminary planned unit development approval.

Special Studies: Impact studies, parking studies, geological, topographic or soil analysis and other information and data as the City may require for the full and complete consideration of the planned unit development. (if applicable)
The Applicant(s) requests the following variations to the bulk, sign, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable):

The Applicant(s) requests the following waivers from Bloomington’s Subdivision Ordinance Chapter 24 of the City Code (if applicable):

1. This application complies with purpose and intention of the Planned Unit Development set forth in Division 15 of Chapter 44 of the City Code.

2. To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the planned unit development review.

3. Applicant(s) agree to submit payment of any fees or costs associated with this application for the planned unit development in accordance with Chapter 44 and Chapter 24 of the City Code.

4. All other facts, representations and agreements pertaining to this application are as follows:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________
WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Application.

Applicant: 

__________________________  ____________________________
(Print Name)  (Print Name)

__________________________  ____________________________
(Signature)  (Signature)

__________________________  ____________________________
(Date)  (Date)

* Please attach a separate sheet if additional property owners must sign the petition.
Exhibit A
Legal Description