



City of Highland

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Return Form To:

Administrative Official
City of Highland 12990
Troxler Rd
Highland, IL 62249
(618) 654-9891 (618)
654-1901 (fax)

For Office Use Only

Date Submitted: _____
Filing Fee: _____
Date Paid: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Date: _____
Zoning File #: _____

APPLICANT INFORMATION:

Applicant: _____ Phone: _____
Address: _____ Zip: _____
Email Address: _____
Owner: _____ Phone: _____
Address: _____ Zip: _____
Email Address: _____

PROPERTY INFORMATION:

Location of Property: _____
Legal Description: _____

Present Zoning Classification: _____ Acreage: _____

Present Use of Property: _____

Proposed Land Use Activity: _____

Description of proposed use and reasons for seeking a Planned Unit Development/Special Use permit: _____

SURROUNDING ZONING AND LAND USE:

	<u>Land Use</u>	<u>Zoning</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

Should this Planned Unit Development/Special Use permit be valid only for a specific time period? Yes _____ No _____

If Yes, what length of time? _____

<i>Does the proposed Planned Unit Development/Special Use permit meet the following standards? If not, attach a separate sheet explaining why.</i>	Yes	No
A. The extent to which the proposed development is consistent with the City's comprehensive plan and with the purposes of this Article and of all other applicable codes and ordinances.		
B. The extent to which the proposed development deviates from the regulations that are generally applicable to the property (including, but not limited to, the use and lot and building regulations of the district), and the apparent merits (if any) of said		
C. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.		
D. The compatibility of the proposed PUD with adjacent properties and surrounding area; and		
E. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.		

THE FOLLOWING ITEMS MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description AND warranty deed of the property. If the applicant is not the property owner, a notarized letter from the property owner granting the applicant permission to apply for the request will be required.
2. A current plat, site plan, survey, or other professional illustration.
3. One copy of a narrative statement describing the impact of the proposed change, including the purpose of the request, the desired land use, any traffic conditions that may result, how the proposed change may affect the character of the surrounding properties, and how the proposed change will benefit the City of Highland.
4. Application fee.
5. Any other information required by planning staff (i.e. landscaping plan, elevation plan, exterior lighting plan, etc).

Applicant's Signature

Date

Section 90.191: Purpose; intent.

The purpose of this Section is to provide for permissive and/or alternative zoning procedures for the development of tracts of land under the continuing and uninterrupted ownership of an individual or of a legally existing entity, with such individual or entity having total control and dominion of all development and uses made of such tract. A planned unit development (PUD) allows mixed use development provided the total development density is not greater than the maximum density permitted under the existing zoning requirements. In addition, a planned unit development is encouraged to permit:

1. A maximum choice in the types of uses available to the public by allowing a development that would not be possible under the strict application of the other sections of this ordinance.
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. 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.
5. An efficient use of the land resulting in more economic networks of utilities, streets, schools, public grounds and buildings, and other facilities.
6. A land use which promotes the public health, safety, comfort, morals, and welfare.
7. Innovations in residential, commercial, and industrial development so that growing demands of the population may be met by greater variety in type, design, and layout of the buildings and by the conservation and more efficient use of open space ancillary to said buildings.

Section 90.192: Districts where allowed

Planned unit developments may be built in any zoning district, but only upon the issuance of a special use permit which will require for the life of the special use the continuing and uninterrupted ownership and control of development and uses of the tract of land by one individual or single legally existing entity.

Section 90.193: Permissible deviations from ordinance requirements.

The planned unit development concept is intended to afford both the developer and the City considerable flexibility in formulating development proposals. Consequently, to the extent indicated in this Subsection, PUD's may deviate from generally applicable ordinance requirements without a variance. Any proposed deviation not listed below, however, shall require a variance.

1. Mixed uses. PUD's may include all types of residential and commercial structures and other uses approved by the City Council; provided, that in approving such mixed uses, the City Council may attach any conditions necessary to protect the public welfare.
2. Lot and structure requirements. In PUD's the City Council may approve any reasonable deviation from the lot and structure requirements of the particular zoning district so long as

the different uses within the PUD are appropriately interrelated and property abutting the PUD is adequately protected from any potential adverse impacts of the development.

3. Accessory uses. In PUD's the City Council may allow the developer to disregard the usual restrictions on accessory uses other than the prohibition against using an accessory structure as a dwelling.
4. Location of parking/loading *spaces*. By permission of the City Council, off-street parking and loading spaces in PUD's need not be located in accordance with generally applicable requirements, except state handicap accessible parking requirements.

Section 90.194: PUD procedures

Every applicant for PUD approval shall comply with the procedural requirements of this Subsection. The required procedures are as follows:

1. Filing a site development plan pursuant to the Site Plan Submittal Requirements in Article II Division 3 with the Building and Zoning Division.
2. Provision by the developer of adequate assurance for the completion of required improvements as per the approved site plan.
3. Public hearing by the Combined Planning and Zoning Board.
4. Action by City Council on the development plan.
 - a. Advisory report; criteria considered. The Combined Planning and Zoning Board shall submit to the City Council a written advisory report concerning acceptance/ rejection of the development plan. In deciding what their advice should be, the Combined Planning and Zoning Board shall consider the following criteria:
 - i. The extent to which the proposed development is consistent with the City's comprehensive plan and with the purposes of this Article and of all other applicable codes and ordinances.
 - ii. The extent to which the proposed development deviates from the regulations that are generally applicable to the property (including, but not limited to, the use and lot and building regulations of the district), and the apparent merits (if any) of said deviations.
 - iii. Whether the proposed design of the PUD makes adequate provisions for vehicular and pedestrian circulation, off-street parking and loading, separation of residential and commercial uses, open space, recreational facilities, preservation of natural features, and so forth.
 - iv. The compatibility of the proposed PUD with adjacent properties and surrounding area.
 - v. Any other reasonable criteria that the Combined Planning and Zoning Board may devise.
 - b. Decision by City Council. After the Combined Planning and Zoning Board have submitted their advisory report, the City Council, by resolution, shall either approve or disapprove the PUD development plan. The City Council shall not approve any PUD development plan unless:

- i. The developer has posted a performance bond or escrow deposit in the amount equal to 50 percent of the cost of constructing the required improvements as certified by a registered professional engineer of Illinois.
- ii. The proposed PUD, as evidenced by the development plan, complies with all applicable codes.
- iii. The proposed PUD public improvements meet the design requirements of the City's Land Development Code.

Section 90.195: Changes in approved plans.

No changes shall be made to any approved PUD development plan except as follows:

1. Minor changes, which do not substantially affect the design or intent of the final development plan and are required by engineering or other circumstances not foreseen at the time the final development plan was approved, shall be submitted to the City upon written application to the administrative official.
2. All proposed changes will be reviewed by City staff and engineers and written recommendations forwarded to the administrative official.
3. Approval or denial of all minor changes shall be returned in writing to the applicant by the administrative official.
4. All other changes shall require a public hearing before the Combined Planning and Zoning Board and a resolution by the City Council.
5. No approved change shall have any effect until it is recorded with the Madison County Recorder of Deeds as an amendment to the recorded copy of the development plan.