APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD) - CONCEPT PLAN

CITY OF WACO

1. Case Z- -_____Applicant _____

2. Property Address_____

3. Legal Description: (Submit certified field notes, if not subdivided with lot and block description)

   Lot(s)_____Block_____Addition_____

4. Existing Zoning:_____ 5. Proposed Zoning:_____

6. Existing Land Use Plan Designation:_____

7. Proposed Land Use Plan Designation:_____

8. Have any of these requests been made before?_____ Dates?_____

9. Fee: Concept Plan: $350.00 Land Use Plan: $150.00 Date paid**:** _____
   (Make check payable to the City of Waco)

10. The next monthly deadline is 5 p.m. on _____ to be heard at the Plan

    Commission meeting on_____ and at the City Council on _____**.**

11. I hereby certify that a) the information included in this application is true to the best of my knowledge, and b) I have checked to determine that no deed restrictions apply to this property that conflict with this request.

_____	_____	_____		
Applicant's Signature	Date	Name (PRINTED),	Address+Zip	Telephone
_____	_____	_____		
Present Owner's Signature	Date	Name (PRINTED),	Address+Zip	Telephone
_____	_____	_____		
Buyer's Signature, if under contract	Date	Name (PRINTED),	Address+Zip	Telephone

12. List names of all partners, board members, and officers of companies involved in this case, in order for the Plan Commission to determine conflicts of interest they might have in individual cases. Failure to do so may result in delaying action on the case until the following month**.**_____
    _____
    _____

13. **The following documents must be submitted to consider the PUD application complete. Due to the complexity of the PUD process, staff requires maximum time to review applications. Therefore, incomplete applications will not be accepted or may result in delaying action on the case until the following month.**

    Submittal of the Concept Plan

    Completed application and filing fee.

    Map(s) indicating the following (Please provide the following copies for each map submitted: **(1)** 8 1/2 x 11 reduced copy, **(4)** reduced 18 x 24, **(2)** full size 24 x 36):

    1) Existing topography and a conceptual grading plan for the PUD and adjacent land within 100 feet of the PUD
    2) Approximate location of major buildings within the PUD and on adjacent sites within 300 feet of the PUD
    3) A general land use plan showing proposed uses and densities
    4) A general public facilities plan showing the approximate location of existing and proposed private streets, pedestrian ways, trails, circulation features, public service facilities, and public or community facilities and uses

    Written statement indicating the following (**2 copies**):

    1) Architectural and design features of the PUD
    2) A general description of proposed land uses, site development regulations and performance standards (covenants and restrictions) including:
       a. Land use regulations
       b. Regulations governing density, building floor area, floor area ratio, site coverage, lot size and dimensions, yard requirements, common open space and landscaping
       c. Site development standards applicable at the perimeter of the PUD

    Additional requirements:

    1) A development schedule (construction timeline)
    2) Evidence that the applicant has sufficient control over the land included in the PUD to complete development of the PUD

14. **IT IS IMPERATIVE THAT SOMEONE REPRESENTS THE APPLICANT AT EACH PUBLIC HEARING TO ANSWER ANY QUESTIONS WHICH THE COMMISSION, COUNCIL OR PUBLIC MAY HAVE.** The City has adopted a Comprehensive Plan which is used as a guide in considering requests for changes in zoning. Any request should be in general conformance with that plan or the applicant should be prepared to present evidence to the Commission that the

plan should be changed. The Plan Commission holds a public hearing on each request to determine the effect of the proposed uses upon the neighborhood, traffic, utilities, public health and safety and general welfare. After receiving the report and recommendation of the Plan Commission, the City Council also holds a public hearing on the application. Such hearings and their notices are given in accordance with State statutes and City ordinances regulating the rezoning of property.

15. **Mail this application to: City of Waco, Planning Services, P.O. Box 2570, Waco, TX 76702-2570 or** deliver toPlanning Services located at 401 Franklin Avenue. If you need more information, please call 254/750-5650.