



For Office Use Only	PLANNED UNIT DEVELOPMENT Land Use Application & Checklist
Fee Paid: _____ (\$250)	
Escrow Paid: _____ (\$500)	

Procedure for processing planned unit development request are found in Centerville City Code Chapter 156, Section 156.200-156.263

In order to allow flexibility in the development of neighborhoods, protect environmentally sensitive areas, and provide a mechanism for a more desirable environment than may be permitted by strict application of the City's Land Use Regulations, development of property through Planned Unit Development may be allowed by the City Council.

Name of Development: _____

Property Information:

Street Address of Property: _____ P.I.D. #: _____

Legal Description
(Please attach description if lengthy) _____

Applicant (Applicant will receive all correspondence from the City):

Developer: _____ Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: (_____) _____ Cell: (_____) _____ Email: _____

Signature of Applicant: _____ Date: _____

Engineer:

Company: _____ Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: (_____) _____ Cell: (_____) _____ Email: _____

Property Owner(s):

Company: _____ Contact Person: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: (_____) _____ Cell: (_____) _____ Email: _____

Affidavit of Ownership (Application must be signed by all owners in fee title to which the permit shall apply)

That I(we) am(are) the owner(s) of the property for which a land use approval is sought or have the lawful Power of Attorney therefore. **All signatures must be notarized.** If signing with Power of Attorney, a copy of the document giving you Power of Attorney must be attached to this application. If there are additional property owners, please attach a separate sheet to provide the above information. **All property owners must sign.**

PRINT Name of property owner & PID: _____

Signature: _____ Date: _____

STATE OF MINNESOTA)

) ss.

(Individual Notary)

COUNTY OF ANOKA)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____

and, _____ who signed the foregoing instrument and acknowledge said instrument to be their free act and deed.

Notary Public

Stamp

ALL OF THE FOLLOWING INFORMATION MUST BE SUBMITTED

- _____ Completed application signed by all owners, in fee title, of the property to be subdivided.
- _____ Proof of ownership by either a copy of a deed, abstract of title, or attorney's opinion.
- _____ Site Plan
- _____ Project narrative description with:
 1. Explanation of the general character of the development
 2. Description of ultimate ownership and system for maintaining all parts of the development, including streets, parking lots, structures and open spaces
- _____ Building details
- _____ Title sheet/vicinity map
- _____ A statement as to the objectives of the Planned Unit Development (PUD), and what exceptions to the City's Land Use Regulations are required to accomplish the objectives
- _____ A schematic drawing of the proposed development, including streets, common areas and open space, buildings, structures, and other land uses
- _____ A statement setting forth the reasons why, in the opinion of the applicant, the PUD will be in the public interest and consistent with the objectives specified for PUD's by this chapter, and how the development will fit into its surroundings
- _____ A detailed landscaping plan with site layout with topographic contours (one-foot contours)
- _____ Housing density of land use to be allocated to several parts of the development
- _____ A tabulation of the approximate allocation of land as a percent of the total project area committed to each of the following:
 - ❖ Residential use by building type

- ❖ Common open space
- ❖ Public open space
- ❖ Streets
- ❖ Off street parking and loading areas
- ❖ Commercial use
- ❖ Office use
- ❖ Industrial use

- _____ Proposed completion schedule, including staging or phasing of the development
- _____ Buildable Acreage Calculations Worksheet
- _____ Preliminary Grading, Drainage, and Erosion Control Plan. All elevations and contours shall be based on NAVD-1988
- _____ Off-street parking system plan with detailed parking calculations showing that the minimum parking requirements are being met
- _____ Preliminary Utility Plan
- _____ Preliminary Lighting Plan
- _____ A detailed traffic impact analysis of the proposed development
- _____ Estimate of population to occupy the site, with breakdown to number of children, adults and families.
- _____ Application fee and escrow

APPLICATION MUST BE PRESENTED WITH FIVE LARGE COPIES OF PLANS AND TEN COPIES OF PLANS SIZE 11 X 17

City of Centerville
Buildable Acreage Calculations Worksheet

This form is used to calculate the buildable area of a development. The Metropolitan Council uses this information to track expansion and use of the City's Municipal Utility Service Area (MUSA)

Name of development: _____

Name of person completing this form: _____ Firm: _____

Phone: (____) _____ Email: _____

1. Gross area of development (acres) _____
2. Less wetlands¹ _____
3. Less steep slopes² _____
4. Less flood plain³ _____
5. Less public water
(not included as wetlands on line number 2)⁴ _____
6. Less other development restrictions (Please state)⁵ _____

Total Buildable Acreage
(Line 1 minus lines 2-6) _____

¹ Wetlands are defined as those areas with a predominance of hydric soils, and that are inundated by surface or ground water at a frequency and duration to support a prevalence of hydrophilic vegetation typically adapted for life in saturated soil conditions and, under normal circumstances, support a prevalence of such vegetation.

² A steep slope is where the gradient of the land equals or exceeds 30% over a horizontal distance of 50 feet in all areas, or 12% over a horizontal distance of 50 feet in shoreland areas.

³ For the purposes of this form, include all areas shown as A or AE Zones, and their derivatives, on the current Flood Boundary and Floodway Map prepared by the Federal Insurance Administration for the City of

Centerville. Do not include in this line these areas that have been or are to be, removed from the floodplain district as part of the development process.

⁴ Public waters include all lakes, ponds, swamps, streams, drainage ways, floodplains, floodways, natural water courses, underground water resources, and similar features involving, directly or indirectly, the storage, conveyance or control of water, and all those waters defined in Minnesota Statutes, Section 103G.005, Subdivision 15. For the purpose of this worksheet do not include wetlands reported under line 2.

⁵ Public road right-of-ways are considered part of a development's buildable area for the purposes of this report.