



CITY OF WASILLA

Planning Office

290 East Herning Avenue, Wasilla, Alaska 99654-7091

Telephone 907-373-9020

Date: _____

PUD # _____

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

PROPERTY OWNER *	OWNER'S REPRESENTATIVE (If Any)
Name:	Name:
Mailing Address:	Mailing Address:
Contact Phone: Day Night	Contact Phone: Day Night
FAX:	FAX:
E-mail:	E-mail:

*Attach list of additional owners if any.

PROPERTY INFORMATION
Size of property (A minimum of 20,000 square feet is necessary before application may be accepted): _____
Property tax #
Street Address:
Legal Description: Lot(s) _____ Block _____ Subdivision _____
OR Parcel/Tract _____ Section _____ Township _____ Range _____
[Attach additional page if necessary.]
Current Zoning: RR Residential <input type="checkbox"/> R1 Single-family Residential <input type="checkbox"/> R2 Residential <input type="checkbox"/> RM Multi-family <input type="checkbox"/> C Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/>

Land Use
Describe current use of property covered by this application:
Surrounding property: (Describe how land adjacent to the property is currently being used.) North:
South:
East:
West:

Comprehensive Plan Information	
Expected Future Land Use Map shows property as :	
Generally Residential <input type="checkbox"/>	Parks <input type="checkbox"/> Mixed Use Area <input type="checkbox"/>
Generally Commercial/Business <input type="checkbox"/>	Generally Industrial <input type="checkbox"/> Public/Institutional <input type="checkbox"/>

Attach a written narrative addressing the following Criteria –
16.16.060K(5) The Planning Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:
The major internal street(s) serving the planned unit development are directly connected to one or more public roads, maintained by the city, borough or state, providing access to the proposed PUD.
Proposed development schedule indicating the approximate dates when the development of the PUD or phases of the PUD can be expected to begin and be completed provide for logical integrated development.
The statement of objectives to be achieved by the PUD through the particular approach proposed by the applicant meets the intent of the WMC 16.16.060K. This statement should include a description of the creative approaches and character of the proposed development that will result in a more efficient, aesthetic and harmonious development with uses in the surrounding area. The applicant should describe: <ul style="list-style-type: none"> a. Why any exception from standard ordinance requirements is warranted by the design and amenities incorporated. b. Special project goals, such as dedication of open space, natural features or historic resources, or unique development or design concepts, if any. c. Why the PUD will have a beneficial effect which could not be achieved under existing zoning district. d. Why each phase of the development can exist as an independent unit.

Site Plan
An application for a PUD must include ten (10) copies of accurate site plans drawn to an appropriate scale, and one set of topographic maps showing present and proposed contours at intervals of not more than two feet. The maps and plans must be of standard size format and show or contain:
a. Boundaries of the site;
b. The name and dimensions of all streets bounding or touching the site;
c. Conceptual design showing proposed location and horizontal and vertical dimensions of buildings proposed for the PUD;
d. Proposed location and dimensions of any private open space or trails within the site <i>(if any)</i> ;
e. Proposed public dedications within the site <i>(if any)</i> ;
f. Location, dimensions and design of off-street parking facilities showing points of ingress and egress;
g. The location, direction and bearing of any major features such as controlled intersections, public buildings and railroad tracks;
h. Proposed grading, drainage and landscaping plans;
i. Existing and proposed utility systems including sewers, storm drains, water, electric, gas and communication lines;
j. A preliminary plat if a re-subdivision of the site required or proposed;
Surrounding and underlying zoning and existing land uses and buildings;
k. Architectural renderings of typical buildings and improvements.

Application Check list:

- Applications may only be accepted if area to be rezoned is 20,000 s.f. or larger.
- Applicant has owner's authorization to submit application.
- Narrative addressing criteria is attached.
- Summary Development table is attached.
- Application fee.
- Legal description.

I hereby certify that (I am) (I am authorized to act for the) owner of the property and that I am applying for a planned unit development in conformance with Title 16 of the Wasilla Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the planned unit development.

DATE: _____

SIGNATURE: _____

For Staff Use

Date Received: _____

Received by: _____

Fee paid (\$500)

Receipt # _____

Application

Site plan(s)

Property Owners Signatures

Development Table

Notice of Right to Appeal: All decisions of the City Planner are appealable per WMC Title 16.

SUMMARY DEVELOPMENT TABLE

PUE # _____

Project Area:

Gross area (including any area to be dedicated for public roads) _____ acres

Net area (project area less public roads) _____ acres

Residential Uses:			
Dwelling Units	Number		Density
Single Family Detached	_____		du/ac
Single Family Attached	_____		du/ac
Duplex	_____		du/ac
Multi Family	_____		du/ac
Total			du/ac
Area Distribution			
Building coverage	_____	acres	% net acres
Vehicle parking	_____	acres	% net acres
Roads	_____	acres	% net acres
Open space (net site area minus building & vehicle needs)	_____	acres	% net acres
Private Usable Open Space <i>(if any)</i>	_____	acres	% net acres
Common Usable Space	_____	acres	% net acres
Parking			
Resident parking	_____		spaces/unit
Guest parking	_____		spaces/unit
Boat & RV parking	_____		spaces/unit
Non- Residential Uses:			
Dwelling Units	Number		Density
Single Family Detached	_____		du/ac
Single Family Attached	_____		du/ac
Duplex	_____		du/ac
Multi Family	_____		du/ac
Total			du/ac
Area Distribution			
Building coverage	_____	acres	% net acres
Vehicle parking	_____	acres	% net acres
Roads	_____	acres	% net acres
Open space (net site area minus building & vehicle needs)	_____	acres	% net acres
Total Gross Floor Area (GFA)			
Commercial	_____	Square Feet	% net acres
Office	_____	Square Feet	% net acres
Restaurants/bars	_____	Square Feet	% net acres
Theaters/auditoriums	_____	Square Feet	% net acres
Warehouse/storage	_____	Square Feet	% net acres
Parking			
Commercial	_____	spaces/300 s.f	
Office	_____	spaces/300 s.f	
Restaurants/bars	_____	spaces/ the > of 150 s.f or each 3 seats	
Theaters/auditoriums	_____	spaces/ the > of 150 s.f or each 4 seats	
Warehouse/ storage	_____	spaces/1000 s.f	