**Preliminary MXU-PUD Plan Checklist**

*Before submitting a Preliminary MXU-PUD Application please review the* ***Design Standards*** *to ensure compliance with the Eligibility and Minimum Requirements and Design requirements of the Ordinance.* ***Incomplete applications will not be accepted.***

* *Rezoning Application*
* *Preliminary Concept or Schematic Plan*
* *Pattern Language Booklet*
* *Traffic Impact Study*

***Preliminary Plan Requirements For MXU-PUDs\_\_\_\_Section 5.6(4)B pp 161-164 City, 5.8.3.2(C) County***

**Design Team**

* The preliminary plan shall be prepared by a qualified design team of professionals with varying expertise. The team should include at least two (2) of the following professionals: A registered land surveyor, or civil engineer and one of the following: architect, landscape architect, or urban planner.

**Page Layout**

* Title Bar: location, scale bar, north arrow, project title, name and address of

landowner, name and address of MXU-PUD designers

* Gross Density (du/acre) Overall Plan
* Parking table per ordinance with any proposed mixed-use discounts
* Use Districts table with size and percentage of each by gross acreage, density of each district, and maximum building heights for each.
* Percentage of Common Open space and function of each by gross acreage

**Schematic Layout**

* Use Districts: commercial, residential, institutional, open spaces, mixed use.

Naming of use districts is subject to the development team.

* Proposed points of access and stub roads for future connectivity
* Streets and Pedestrian Network
* Major Structures, Open Spaces, and Parking
* Surrounding type of development, land use and zoning
* Perimeter Treatments (buffers, landscaping, setbacks, pedestrian and street

connections, building heights and step-downs)

* Floodplains and topography
* Existing utilities and major easements
* Property lines
* Areas set aside for stormwater detention facilities

**Other**

* Traffic Impact Study or exhibits as required by the Street Department.

***Pattern Language Section 5.6(4)B-II, 5.8.3.2(C)b County***

The intent of the pattern language is to set forth the zoning requirements of each use district for subsequent site reviews, it also identifies the character for each use district such as general buildings types, street types, parking arrangements, open spaces, and public amenities.

1. **Summary**

* General description of the character of the MXU-PUD and how it meets the intent of the ordinance
* Existing Zoning
* Statement of present ownership
* Anticipated development schedule or phasing plan
* Statement of responsibility for drainage, open space, and road maintenance

1. **Use Districts**

* Lot sizes Min/Max
* Setbacks Min/Max (rear, side, front)
* Land Use Tables
* Parking Table
* Percent Building Frontage on primary street (70% min), on secondary street (30%)
* Gross density

1. **Building Typologies for each District**

* Residential Examples: single-family, small lot, townhomes, cottage courts, courtyard apartments, triplex, quadplex or greater
* Commercial Examples: Village Center, Town Center, Vertical Mixed Use, Town Square, Green Spaces, Institutions
* Building elevations for all structures three stories or 35’ and greater
* Design Standards: Detailed design standards may also be including for each use district

1. **Perimeter and Transitions**

* Building Heights
* Buffers
* Landscaping
* Vehicular and Pedestrian connections to existing street network

1. **Street and Pedestrian Network Hierarchy**

* Street hierarchy diagram for both public and private streets
* Scaled cross sections with overall ROW, travel lane, sidewalk, and, planting strip widths (Please see the ordinance page or a street typology example.)