



East Bethel Community Development
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Planned Unit Development (PUD)/Amendment Checklist

The City permits PUDs to allow flexibility and variation from conventional ordinance standards in exchange for higher standards of development design and creativity and the preservation of open space and desirable site characteristics. PUDs are intended to promote the efficient use of land and promote cost-effective public and private infrastructure systems. PUDs are approved along with a site's preliminary and final plat. The City shall approve or deny a completed application within 60 days, with an additional 60 days allowed with written notice to the applicant before the end of the initial review period. The following information is included in City Code Appendix A Section 56.

Required Materials Checklist

- Land Use Application
- Fees + Escrow
 - PUD:
 - \$700 Application Fee
 - \$1,000 Escrow
 - \$55 County Filing Fee
 - PUD Amendment:
 - \$300 Application Fee
 - \$500 Escrow
 - \$55 County Filing Fee
- Legal description of the entire area within the PUD for which final plat approval will be sought.
- Site Plan for review in accordance with City Code Appendix A Section 4-12
- Concept Plan Review:** Concept plan of the proposed PUD with any information deemed necessary by City Staff
- Preliminary Plat Review:** A preliminary plat prepared in accordance with Chapter 66 of the City Code. Include:
 - Written materials fully describing the proposed PUD and the market it is intended to serve, the PUD's relationship to the City's Comprehensive Plan, and how the PUD is design and operated to permit the development of neighboring properties. If rezoning is necessary, describe the need for such zoning classifications.
 - A legal description of the entire area within the PUD for which final plat review approval will be sought
 - Demonstrated interest in the property – proof of existing ownership consisting of an abstract of title, certified currently, a current certificate of title, or an attorney's title opinion based thereon, together with any unrecorded documents whereby the applicant acquired a legal or equitable property interest
- Final Plat Review:** A final plat prepared in accordance with Chapter 66 of the City Code. Include:
 - A final site plan, grading plan, utility plan, landscaping plan, lighting plan, building elevations, sign plan, and all applicable data as aforementioned in this section as deemed necessary depending upon the complexity of the proposal

- Any other information necessary to fully represent the intentions of the final plan
 - **After Final Plat Approval:** A development agreement reflecting all terms and conditions of the approved PUD and financial requirements
 - Other information as required by Community Development staff
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Rules and Standards

- A PUD may be excluded from certain requirements when specifically approved as part of the PUD. Such exclusions shall only be granted for the purpose of creating better overall design and an improved living environment and not solely for the economic advantage of the applicant.
 - The granting of a PUD does not alter in any manner the underlying zoning district uses. Building permits shall not be issued which are not in conformity with the approved PUD.
 - A PUD may be applied to any business or residential zoning districts.
 - A PUD is required in the MXU.
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Criteria for Granting a PUD

The Planning Commission may recommend, and the City Council may act to approve or deny, a preliminary or final plan for a PUD in any district. The Planning Commission, in making a recommendation, and the City Council, in acting upon a plan, shall consider the following factors:

- The consistency of the proposed PUD with the City's Comprehensive Plan
 - The proposed uses compliance with the standards and criteria of the Zoning Ordinance and subdivision regulations
 - The extent to which the proposed PUD is designed to form a desirable and unified environment within its own boundaries in terms of relationship of structures, patterns of circulation, visual character, and sufficiency of drainage and utilities
 - The extent to which the proposed uses will be compatible with present and planned uses in the surrounding area
 - The impact of the proposed uses on the health, safety, and general welfare of the occupants of the surrounding area
 - The burden or impact created by the PUD on parks, schools, streets, and other public facilities and utilities
 - The sufficiency of each phase of the PUD to ensure its construction and operation is feasible without dependence upon any subsequent phase
 - The impact of the PUD on environmental quality, property values, scenic views, and preservation of significant natural resources and amenities of the surrounding area
 - That any exceptions to City Ordinances, policies, or regulations are justified by the design or development of the proposed use.
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