



CITY OF ROBERTS
FINAL DEVELOPMENT PLAN APPLICATION
PLANNED UNIT DEVELOPMENT (PUD)

Use this application after approval in principle of a Preliminary Development Plan for a Planned Unit Development.

APPLICATION INFORMATION

Applicant Name: _____
Mailing Address: _____
Phone: _____ Email: _____

PROPERTY OWNER INFORMATION (if different from applicant)

Owner Name: _____
Mailing Address: _____
Phone: _____ Email: _____

PROJECT PROFESSIONALS

Project Manager: _____	Company/Firm: _____
Phone: _____	Email: _____
Surveyor: _____	Company/Firm: _____
Phone: _____	Email: _____
Engineer: _____	Company/Firm: _____
Phone: _____	Email: _____
Planner (if applicable): _____	Company/Firm: _____
Phone: _____	Email: _____

PROJECT INFORMATION

Project Name: _____
RPD / Parcel No.: _____ Site Address: _____
Current Zoning District: _____ Total Acreage: _____
Preliminary Development Plan Approval Date: _____

LEGAL DESCRIPTION: *Attach the final legal description for the property included in the PUD.*

DEVELOPMENT SUMMARY

Total dwelling units: _____	Number of buildings: _____
Total residential acreage: _____	Open/common space: _____
Parking spaces provided: _____	Proposed phases: _____

Ownership / Sale of Dwelling Units:

- ☐ Dwelling units will be individually owned/sold
☐ Dwelling units will remain under common ownership ☐ Other: _____

COMPLIANCE WITH PRELIMINARY APPROVAL

- ☐ Final Development Plan is consistent with the approved Preliminary Development Plan
- ☐ All conditions of preliminary approval have been addressed
- ☐ All applicable PUD requirements have been addressed
- ☐ Applicable zoning-district requirements have been addressed
- ☐ Required public improvements and infrastructure have been addressed
- ☐ Development Agreement requirements have been incorporated
- ☐ Any changes from the approved Preliminary Development Plan are identified below

Changes from Preliminary Development Plan / Explanation:

REQUIRED FINAL PLANS & DOCUMENTS

Submit the following with the Final Development Plan application. Items that do not apply to the proposed development should be identified as N/A.

FINAL SITE & DEVELOPMENT PLANS

- ☐ Final survey of the development site showing property line dimensions and bearings, acreage, topography, existing structures, streets, easements, utility lines, land uses, and other existing site features
- ☐ Final site plan showing the location and size of lots or ownership areas, buildings, dwelling units, parking, access, streets, common areas, open space, and other proposed development features
- ☐ Final land use summary and dwelling unit counts
- ☐ Final density calculations
- ☐ Final building standards, including height, setbacks, parking, lot and building coverage, and other applicable development standards
- ☐ Final open-space and common-area calculations and layout
- ☐ Description of design principles for buildings and streetscape
- ☐ Final development, phasing, and construction schedule showing the anticipated order and timing of each phase of the development, including the anticipated construction period for dwelling units, infrastructure, common areas, and other improvements.

FINAL EXTERIOR & SITE IMPROVEMENTS

- ☐ Final landscaping plan showing proposed landscaping, planting areas, and other applicable landscape improvements
- ☐ Final fence and screening plan showing the location, height, and type of all proposed fencing and screening, including fencing around private yards, common areas, utilities, garbage facilities, and property boundaries, as applicable
- ☐ Final exterior lighting plan, including street, parking, access, and common-area lighting, as applicable
- ☐ Final signage plan, if applicable
- ☐ Final solid-waste collection plan showing the proposed collection method, container locations, collection points, vehicle access, and any shared garbage facilities
- ☐ Other final plans, drawings, reports, or studies required as a condition of preliminary approval

FINAL UTILITY PLANS

- ☐ Final water system plan showing proposed water mains, services, connections, and other applicable water system improvements
- ☐ Final sanitary sewer system plan showing proposed sewer mains, services, connections, and other applicable sewer system improvements
- ☐ Final electrical service plan or utility coordination information
- ☐ Final telephone/telecommunications service plan or utility coordination information
- ☐ Final natural gas service plan or utility coordination information, if applicable

FINAL STREETS, DRAINAGE & PUBLIC IMPROVEMENTS

- ☐ Final street and access plan showing streets, private drives, access points, and other applicable circulation improvements
- ☐ Final grading, drainage and stormwater plan showing final grades, drainage patterns, stormwater collection/conveyance, retention or detention facilities (if applicable), and discharge locations
- ☐ Final curb and gutter plan, where applicable
- ☐ Final sidewalk and pedestrian-access plan, where applicable
- ☐ Final fire hydrant plan, where applicable
- ☐ PUD Right-of-Way Permit application and supporting documents for work proposed within public right-of-way, where applicable

SUPPORTING LEGAL / OWNERSHIP DOCUMENTS

- ☐ Proof of current property ownership or authorization from the property owner
- ☐ Required easements
- ☐ Required dedications
- ☐ Party Wall Agreement(s), where applicable
- ☐ Common Facilities / Common Area Agreement(s), where applicable
- ☐ Homeowners' Association or other common-area ownership and maintenance documents, where applicable
- ☐ Deed restrictions / protective covenants, where applicable
- ☐ Other documents required by the approved Preliminary Development Plan or Development Agreement

DEVELOPMENT AGREEMENT

A City-approved Development Agreement is required for the PUD before final approval. For single-family attached dwellings, the agreement must also address applicable phasing, ownership, party-wall, common-facility, maintenance, infrastructure, public improvements, and other requirements.

- ☐ Development Agreement submitted for City review and approval
- ☐ All required exhibits are attached
- ☐ Development phasing and anticipated construction schedule have been addressed
- ☐ Recording requirements have been addressed

APPLICANT ACKNOWLEDGMENTS

- ☐ I understand that approval of the Final Development Plan does not eliminate the requirement to obtain applicable building, site-improvement, right-of-way, or other permits.
- ☐ I understand that engineering, legal, surveying, and other professional review costs required by the City are the responsibility of the applicant.
- ☐ I understand that the City may require additional information reasonably necessary to determine compliance with the approved Preliminary Development Plan, Development Agreement, and applicable City ordinances.
- ☐ I understand that approval may expire or be revoked if construction has not begun within two (2) years from the date of Final Development Plan approval, as provided by the City's PUD requirements.

- ☐ I understand that no work within a public right-of-way may begin without the applicable City right-of-way permit and approvals.
- ☐ I understand that approval of the Final Development Plan does not exempt the development from applicable City ordinances, codes, permit requirements, or other regulations in effect at the time subsequent permits or approvals are required, except as otherwise provided by the approved Final Development Plan, Development Agreement, or applicable law.

APPLICANT CERTIFICATION

I certify that the information submitted with this application and the accompanying documents is true and accurate. I certify that the Final Development Plan conforms to the approved Preliminary Development Plan except for changes specifically identified in this application, and that the submitted plans and documents are intended to satisfy the applicable City of Roberts PUD, zoning, Development Agreement, public-improvement, and permit requirements.

Applicant Signature: _____

Printed Name: _____ Date: _____