



Instructions for a

Planned Unit Development Application

- ✓ Cost is \$800.00 (non-refundable) The fee will be doubled if the application is “after the fact” or if a special meeting is requested.
- ✓ Application is due the 3rd Friday of the month to be on the next month’s agenda
- ✓ Site plan is needed
- ✓ Copy of deed is needed
- ✓ Planning Commission meeting is the 3rd Tuesday of the month at 5:30 p.m. in the City Council Chambers
- ✓ Planning Commission makes a recommendation to the City Council which meets the 2nd and 4th Tuesdays of the month

PLANNED UNIT DEVELOPMENT
SECTION 154.075 CITY CODE
City of Hutchinson

APPLICATION FEE: \$800.00 includes notification and publication expenses. All fees are due at the time of application and are not refundable. The fee will be doubled if the application is “after the fact” or if a special meeting is requested.

PROCEDURES:

1. **Written request submitted to the City Zoning Administrator containing all requested information listed in the attached application form. All maps are to be included at the time of application submittal, on or before the last working day of the month. You are also requested to furnish a copy of the deed for the property if abstract or owner's certificate if torrens.**
2. The request is submitted to the Planning Commission. A Public Hearing is set according to Section 154.175 of the City Code.
3. The city planning staff reviews the application and all submitted information. If the scale site plan or information is deemed insufficient, the applicant will be required to furnish the additional information necessary to properly review the application request.
4. The planning staff forwards a recommendation for action to the Planning Commission. A copy of the recommendation will be forwarded to the applicant at the address stated on the application. The city planning staff may recommend to deny, approve, continue, or approve with additional contingencies.
5. The subsequent month, the Planning Commission holds the public hearing. The Planning Commission meeting is the third Tuesday of each month at 5:30 p.m. in the City Center Council Chambers, 111 Hassan Street S.E. **You are hereby requested to attend the meeting and explain your request.**
6. Within 30 days after the hearing, the Planning Commission renders its decision to the City Council. The City Council may approve, deny, or refer the recommendation back to the Planning Commission. The Council also reserves the right to approve the request and add additional contingencies.

APPLICATION FOR PLANNED UNIT DEVELOPMENT

City of Hutchinson, Minnesota

SUBMITTAL DEADLINE: On or before the 3RD Friday of the month (including scale maps).

Date Filed: _____

1. Name of Applicant: _____
2. Telephone No.: _____
3. Cell Phone No.: _____
4. Fax No.: _____
5. E-mail Address: _____
6. Address of Applicant: _____
7. Name of Property Owner: _____
(if different from applicant)
8. Telephone No.: _____
9. Address of Property Owner: _____
10. Street Address of Property Involved: _____
11. Legal Description of Property: _____
12. Is the property ABSTRACT or TORRENS (check one & attach deed or certificate of title))
13. Present Use of Property: _____
14. Proposed Use of Property: _____
15. Present Zoning District: _____
16. Section(s) of the Zoning Ordinance Authorizing PUD: _____
17. Description of Request: _____

NOTE: A scale map survey is required to accompany this application. The map should include the building site (lots), existing building, planned new building(s), or addition(s), existing and proposed setbacks, street names and alleys, and N/S direction. City staff reserves the discretion to request a survey and delay the public hearing one month if the maps are insufficient.

18. What will be the effect of the proposed use on health, safety, and welfare of the occupants of the surrounding land?: _____

19. What will be the effect on existing and anticipated traffic conditions, including parking facilities on adjacent streets?: _____

20. What will be the effect on property values in the surrounding area?: _____

21. What will be the effect of the proposed use on the comprehensive plan?: _____

22. How will the proposed development be designed, arranged, and operated in order to permit the development and use of neighboring property in accordance with the applicable district regulations?: _____

23. Acknowledgement and Signature: I hereby certify that I have completed, read and examined this application and know the same to be true and correct. I accept responsibility for compliance with all applicable laws and City Provisions, including those noted on the Staff Report, survey, plan review notes and representation or lack of representation of setbacks, easements and property lines. The granting of this permit does not presume to give authority to violate or cancel the provision of any other State or local law regulating construction or the performance of construction.

Legal property owner signature required: _____

Applicant signature: _____

Date: _____

To be completed by staff:

Property Identification No.: _____