



DEVELOPMENT REVIEW APPLICATION

Planning Division
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PLANNED UNIT DEVELOPMENT FORM, ZR§850

PUD Classification

What type of PUD is proposed?

- Administrative** (see ZR§852.7 and 801), attach [Minor Amendment Form](#)
- Minor** (6 or fewer lots & subject to Sketch and Final Plan approval)
- Major** (7 or fewer lots & subject subject to Sketch, Preliminary and Final Plan approval)

PUD Category

What category of PUD is proposed?

- Residential**, **ATTACH** [PUD-R Form](#) & [Density Form](#)
- Mixed-Use**, **ATTACH** [PUD- M Form](#) & [Density Form](#)
- Industrial/Commercial**, **ATTACH** [PUD-I/C Form](#)

Stage of Review

Which stage of review is this application undergoing?

- Sketch**, **ATTACH** [Subdivision Sketch Plan Form](#)
- Preliminary**, (major only), **ATTACH** [Subdivision Preliminary Plan Form](#) & [Site Plan Form](#)
- Final**, **ATTACH** [Subdivision Final Plan Form](#) & [Site Plan Form](#)

(Staff will schedule a SITE VISIT per ZR§851.8 & 851.9 prior to a Sketch Plan hearing. The purpose of this site visit shall be to confirm the locations of natural features identified above, and to assist you with the identification of BUILDABLE ENVELOPES.)

If your application is at the sketch plan stage, check here to verify that you will have temporary markers placed on the lands in order to enable the Development Review Board to locate readily and appraise the basic layout of the proposed PLANNED UNIT DEVELOPMENT in the field during their site visit.

Policies

Check here to verify that you have read, understood and accept the following policies:

- No PLANNED UNIT DEVELOPMENT will be approved by the Development Review Board until the applicant has demonstrated complete compliance with the intentions and requirements of ZR850 and the Town of Milton's Comprehensive Plan.
- Requests for waivers and their justification shall be submitted in writing by the applicant for consideration by the Development Review Board in its final approval decision.
- The Development Review Board reserves the right to require additional supporting information from applicants as would typically be required if the application was being reviewed in accordance with the Milton Subdivision Regulations (e.g., traffic studies, drainage plans).

Purposes

Check here to verify that you have read, understood and accept the following purpose of a Planned Unit Development:

The purpose of PLANNED UNIT DEVELOPMENTS is to provide for flexibility in site and lot layout, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve the goals for the area as articulated in the Comprehensive Plan and bylaws; conservation of OPEN SPACE; efficient use of public facilities and services; to encourage energy efficient development and to meet the purposes, goals and objectives of the Milton Comprehensive Plan.

PUD Plan Checklist

Check each box to verify that your subdivision and site plans meet the following (ZR§851), regardless of the stage of review:

- Have been prepared by a licensed professional civil engineer, certified land surveyor or landscape architect
- Identifies lands that are clearly undevelopable due to environmental limitations, such as but not limited to, designated WETLANDS and wetland buffers as defined in the Vermont Wetland Rules, slopes in excess of 15%, streams and watercourses, rock formations, UNDEVELOPABLE SOILS, and flood and earth movement hazard areas. All BUILDABLE ENVELOPES must occur outside of these features.
- Identifies open fields, wooded areas, prime and Statewide agricultural lands
- Identifies proposed lot lines,
- Identifies BUILDABLE ENVELOPES,
- Identifies the location, HEIGHT and space of all existing and proposed buildings,
- Identifies OPEN SPACE,
- Identifies landscaping,
- Identifies streets,
- Identifies driveways
- Identifies off-street parking spaces
- Identifies all other physical features.
- Includes elevations prepared by an architect or landscape architect which shall depict the relationship of buildings, landscaping and parking areas.

Narrative

(Include a narrative here that responds to prompts below, per ZR§851)

Describe how the design provides for the purposes of the PLANNED UNIT DEVELOPMENT, as identified in Section 850 and in the applicable ZONING DISTRICT in which the development is proposed.

Describe the proposed number of units and how the design preserves the natural features of the land and site characteristics as identified above.

Identify the benefits to the Town of the PLANNED UNIT DEVELOPMENT over a conventional development.

Identify the proposed USE of the OPEN SPACE lands and possible mechanisms for its protection.

General Standards

(For the purposes of a PLANNED UNIT DEVELOPMENT, lot is defined as a parcel of land dedicated to the entire PLANNED UNIT DEVELOPMENT, and not any subdivision or leasing of land and/or building within the PLANNED UNIT DEVELOPMENT.)

Is the PUD within one or more STRUCTURES on a singular lot?

- No
- Yes

If the proposed uses within the PUD do not conform to the zoning district's permitted and conditional uses, explain below how the uses do not differ substantially the district's permitted and conditional uses (ZR852.4).

If the PUD is to be developed in anticipation of a general range of uses; specify the range of intended uses below using terms that correspond with the Zoning Regulation (ZR§852.5).

Check here to verify that you understand and accept that all uses defined as conditional within the zoning district shall be subject to conditional use approval whether proposed as part of a new PUD or proposed as a change of use within an existing PUD (ZR842.5)

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Check here to verify that you understand and accept that individual USES occupying a planned commercial and/or industrial park shall be subject to the receipt of a Zoning Permit for USES occupying an individual unit for the first time and that Changes of USE shall be subject to all applicable provisions of these Regulations (ZR852.5).

Check here to verify that you understand and accept that the Development Review Board in granting approval of a greater concentration or density of land USE may require that it be offset by a lesser concentration in another section, or sections, of the PLANNED UNIT DEVELOPMENT (ZR852.8).

Will ownership within the PUD be conveyed or leased along building lines through a condominium plat or through configuration as footprint lots (ZR852.9)?

- No
- Yes, clearly label all conveyable property

Check here to verify that you understand and accept that connection to municipal sewer or the development of a community sewage disposal system may be required by the Development Review Board (ZR852.10).

Check here to verify that you understand and accept that Connection to municipal water or the development of a community water supply system may be required by the Development Review Board (ZR852.11).

Check here to verify that you understand and accept that PUBLIC ROAD, PRIVATE ROAD, or DRIVEWAY must be proposed in accordance with Section 590 of these Regulations, and Section 800 when applicable (ZR852.13).

Explain how DRIVEWAYS and accesses to individual lots shall be planned to minimize direct access to Town highways and STREETS by encouraging the creation of frontage roads (ZR852.13).

Check here to verify that you understand and accept that the Development Review Board may require that a PLANNED UNIT DEVELOPMENT be phased (ZR852.14).

Check here to verify that you understand that the DRB may require may require (as a condition to subdivision approval) the dedication of land or the payment of a fee in lieu of land thereof for public recreation and school purposes (SR710). If you propose an public dedications, please explain this below.