

City of Lynchburg, Virginia
Planned Unit Development (PUD)
Application for Sketch Plan Approval

Property Address: _____ Acreage: _____ Zoning: _____

Property Owner: _____

Owner Address: _____, City _____, State _____, Zip _____

Owners Signature: _____
(Print) (Sign)

Sketch Plan Approval Fee: \$100 Fee Paid: _____

Section 35.1-42.2 of the Zoning Ordinance requires all open space properties and facilities to be preserved for their intended purpose as expressed in the approved plan. The developer is to provide for the establishment of a homeowner's association of all individuals or corporations owning property within the PUD to ensure maintenance of all common open space and facilities.
_____ (Owners Initials)

Residential uses in a PUD may be of any variety and type. However at least twenty (20%) shall be single-family detached structures.

Total proposed residential units: _____ Percentage of single-family detached _____

Where a PUD contains one hundred (100) or more dwelling units, a maximum of twenty-four hundred (2400) square feet of floor area for every one hundred (100) dwelling units may be used for limited commercial/service purposes. Where the PUD contains three hundred (300) or more dwelling units, a maximum of one-half (1/2) are of land for every one hundred (100) dwelling units may be used for limited commercial/service purposes.

Square footage of proposed commercial/service uses: _____

Residential Density: (Total Number of Units / Acreage) _____

Is a density bonus as provided by Section 35.1-42.4 of the Zoning Ordinance being requested?
_____ YES _____ NO If yes what percentage? _____

A pre-application conference is required between the Planning Division and the applicant in order to review PUD regulations and to discuss proposed plans of the applicant.

Pre-application meeting date(s): _____

Sketch Plan Application Checklist	
1.	Sketch plan drawn to approximate scale?
2.	Sketch plan prepared by a Virginia registered architect, landscape architect, or engineer with seal and signature affixed to the plan;
3.	The location of various uses and their areas in acres;
4.	General outlines of the interior roadway system, all existing rights of way and easements whether public or private;
5.	Delineation of the various residential areas, indicating for each area its general extent, size, and composition in terms of total number of dwelling units; approximate percentage allocations by dwelling unit type (i.e., single-family detached, duplex, townhouse, garden apartments, high-rise); and general description of the intended market structure (i.e., luxury, middle-income, moderate-income, elderly units, family units, etc.); plus a calculation of the residential density as stated in Section 35.1-42.4 above for each area;
6.	The interior open space system;
7.	The overall drainage system including storm water management;
8.	If grades exceed three (3) percent or portions of the site have a moderate to high susceptibility to erosion or a moderate to high susceptibility to flooding, a topographic map showing contour intervals of not more than five (5) feet of elevation shall be provided along with an overlay outlining the above susceptible soil areas, if any;
9.	Principal ties to the community at large with respect to transportation, water supply, and sewage disposal;
10.	General description of the provision of other community facilities such as schools, fire protection services, and cultural facilities, if any, and some indication of how these needs are proposed to be accommodated;
11.	A location map showing uses, zoning, and ownership of abutting land;
12.	An architectural rendering of each structure type proposed for the project shall be prepared to scale.
13.	Evidence of how the developer's particular mix of land uses meets existing community demands;
14.	Evidence that the proposal is compatible with the goals of the City's <i>Comprehensive Plan</i> ;
15.	General statement as to how common open space is to be owned and maintained;
16.	If the development is to be staged, a general indication of how the staging is to proceed. Whether or not the development is to be staged, the sketch plan of this section shall show the intended total project;
17.	A sample of the proposed exterior material including color and texture.

Planning Division Staff Use Only	
Application Complete:	
Application Incomplete:	
Date: _____	Signature: _____
Technical Review Committee (TRC) date: _____	
Design Review Board (DRB) date: _____	