The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This PUD process is based on standards and guidelines found in PUD Ordinance No. 2008-15. This document can be found online (www.cityofkuna.com) or can be picked up in the City’s Planning and Zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

**The Planned Unit Development application applies to the following land use actions:**
- Multi-family dwellings (3 or more)
- Commercial
- Technical Uses
- Office
- Common Area
- Subdivision
- Variety of Building Types and Densities
- Common Open Space Variations
- Clustered Development and Recreational Facilities

### Application Submittal Requirements

- **Applicant Use**
  - Date of pre-application meeting: ____________________________
    - *Note: Pre-Applications are valid for a period of three (3) months.*
  - A complete Planned Unit Development Application form
    - *Note: It is the applicant’s responsibility to use a current application.*
  - Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Planned Unit Development.
  - One (1) Vicinity Map (8 ½” x 11”) at 1” = 300’ scale (or similar), label the location of the property and adjacent streets. Show all relevant current conditions (no older than one (1) year)
  - One 8 ½” x 11” colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500’). The purpose of this photo is to view the site for existing features and adjacent sites.
  - Copy of Deed; **and an original** notarized Affidavit of Legal Interest for all parties involved

- **Staff Use**
Preliminary Development Plan; which shall include drawings and supplementary written narrative materials to include:

- Sketches or illustrations portraying the proposed character of the development; and sketches or illustrations of items subject to design review
- Description of how the PUD relates to surrounding land uses
- Vicinity map identifying neighborhood features within ½ mile of the location
- The nature of other land use actions requested
- If the PUD involves a preliminary plat, include the number of phases and a description of each one

A narrative identifying and addressing the following:

- Land use allocation by type
- Percentage
- Density
- Open Space
- Roads
- Parking
- Housing
- Commercial
- Services provided and public or private ownership and other information that may be pertinent and or material.

Preliminary Drawings; at a minimum scale of 1” = 100’ displaying the following:

- The name of the proposed PUD
- Date, north point and scale of drawing and identity of the person(s) preparing the drawing
- A boundary survey legal description of the PUD
- Names, addresses and telephone numbers of the controller and any of the following involved in the project: architect, landscape architect, designer, engineer, planner and nurseryman
- Date of survey and name of surveyor
- Appropriate identification of the drawing(s) as a preliminary plan

Natural Features Map; showing an inventory of existing site features including:

- Ground elevation shown by contour lines at two foot (2’) intervals or less – five foot (5’) intervals may be accepted for slopes greater than ten percent (10%)
- General soil types as documented by a soils engineer or engineering geologist
- Hydrology: Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on-site activity:
  - Proposed and existing storm water facilities
  - Water conveyance facilities
  - Water features, such as ponds, wetlands and permanent or intermittent watercourses
  - Areas subject to flooding
- Natural features, such as trees, vegetation and ground cover, historic sites, major rock outcroppings, and similar type amenities.
- Sanitary sewer, storm drainage and water supply facilities. If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities.
- Width, location and purpose of all existing easements of record on/and abutting the site.
- A map describing land areas contiguous within three hundred feet (300’) and adjacent to the proposed PUD, including zoning classifications, land uses, densities, circulation systems, public facilities, unique natural features, and approximate locations of nearby structures.
Site Plan; which shall include:

- North arrow
- To scale drawing (minimum 1” = 100’)
- All drawings need to be signed and stamped by a licensed engineer; and dated with contact information. With the exception of concept drawings and residential structures that do not require a licensed engineer’s review.

- Name of project
- The locations of all existing and proposed dwelling units and/or individual lots
- Location of major streets
- The proposed yard requirements or locations of single family homes for individual lots
- The existing and proposed traffic circulation system serving the PUD including:
  - Off-street parking and maneuvering
  - Points of access to existing public rights-of-way
  - A plan notation or description narrative outlining ownership of streets
  - Parking areas
- The existing and proposed pedestrian and bicycle circulation system
- Conceptual plans for all services including their location and whether the services will be publicly or privately owned and maintained including location of utility connections. Note: Any services intended to be privately owned (sewer, water, street, etc.) requires the City Engineer’s prior review and approval.
- Proposed location and treatment of any public or private common areas or structures including open spaces, park or recreation areas, and school sites
- The general landscape treatment proposed along the site’s periphery and in accordance with provisions of the City’s landscape ordinance
- The approximate amount, location and type of buffering and/or landscaping
- Proposed architectural styles
- The subdivider may be required to submit proposed restrictive covenants, in outline form

Environmental assessment, traffic study, grading plan or other studies as may be appropriate for the proposed site as determined by the Commission or Director.

If the applicant is requesting preliminary subdivision plat approval concurrent with the preliminary PUD approval, a Preliminary Subdivision Plat shall be submitted along with the PUD conceptual site plan.

Development Schedule: A development schedule indicating the approximate date on which construction of all phases of the entire project can be expected to begin. If the schedule is approved by the Commission it shall become a part of the final development plan.

Additional Information as may be required by City staff or deciding bodies.
Planned Unit Development Application

Applicant: ___________________________ Phone: ___________________________

[ ] Owner  [ ] Purchaser  [ ] Lessee  Fax/Email: ___________________________

Applicant’s Address: ___________________________________________________________

_____________________________________________________________________________ Zip: ____________

Owner: ___________________________ Phone: ___________________________

Owner’s Address: ___________________________ Email: ____________________

_____________________________________________________________________________ Zip: ____________

Represented By: (if different from above) ___________________________ Phone: ____________________

Address: ___________________________ Email: ____________________

_____________________________________________________________________________ Zip: ____________

Address of Property: __________________________________________________________

Distance from Major Cross Street: ____________________________________________ Street Name(s): ___________________________

Please Check the box that reflects the amenities used:

- Active recreational amenities such as playgrounds; basketball or tennis courts; baseball, soccer or rugby fields; swimming pools; natatoriums; walking/running paths; clubhouse; school sites; etc.
- Pedestrian and bicycle pathway systems within and through the project (exclusive of required sidewalks adjacent to public right-of-way) and designed to connect into existing or planned pedestrian or bicycle routes outside the PUD.

- Other amenities appropriate to the size and uses intended in the PUD
This Planned Unit Development application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

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<tbody>
<tr>
<td>1. Dimension of Property:</td>
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<td>2. Current Land Use(s):</td>
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<td>3. What are the land uses of the adjoining properties?</td>
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<td>North:</td>
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<td>South:</td>
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<td>East:</td>
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<td>West:</td>
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<td>4. Is the project intended to be phased, if so what is the phasing time period?</td>
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<td>Please explain:</td>
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<td>5. Are there any irrigation ditches/canals on or adjacent to the property?</td>
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<td>If yes, do you know the name of the irrigation or drainage provider?</td>
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<td>6. Fencing: <em>(Please provide information about new fencing material as well as any existing fencing material)</em></td>
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<td>Type:</td>
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<td>Size:</td>
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<td>Location:</td>
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<td><em>(Please note that the City has height limitations for fencing material and requires a fence permit to be obtained prior to installation)</em></td>
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<td>7. Storm Drainage:</td>
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<td>Proposed Method of On-site Drainage Retention/Detention:</td>
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<td>8. Percentage of Site Devoted to Building Coverage:</td>
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<td>% of Site Devoted to Landscaping:</td>
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<td>% of Site that is hard Surfaces <em>(paving, driveways, walkways, etc.)</em>:</td>
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<td>% of Site Devoted to Other Uses:</td>
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<tr>
<td>Describe:</td>
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<td>% of landscaping within the parking lot (landscaped islands, etc.): <em>(Please see Kuna City Ordinance 2006-100)</em></td>
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<td>9. For details, please provide dimensions of landscaped areas within public right-of-way:</td>
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<td>10. Are there any existing trees of 4&quot; or greater in caliper on the property? <em>(Please provide the information on the site plans.)</em> If yes, what type, size and the general location? <em>(The City’s goal is to preserve existing trees with greater than a four inch (4&quot;) caliper whenever possible):</em></td>
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<td>11. Pedestrian Amenities: <em>(bike racks, receptacles, drinking fountains, benches, etc.)</em></td>
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<td>12. Parking requirements:</td>
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<td>Total Number of Parking Spaces:</td>
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<td>Width and Length of Spaces:</td>
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<td>Total Number of Compact Spaces (8’x17’):</td>
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<td>13. Is any portion of the property subject to flooding conditions? Yes ______ No _______</td>
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<td><em>(If yes, you must submit a Floodplain Development Permit Application with this Design Review application.)</em></td>
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**IF THE PLANNING DIRECTOR OR DESIGNEE, THE COMMISSION AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORSEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND ALL SCHEDULED MEETINGS.**
The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 387-6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant ___________________________________________ Date________________________

City staff comments:
____________________________________________________________________________________

Signature of receipt by City Staff ___________________________________________ Date________________

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)
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