



INFORMATION BULLETIN No. 26

City of Blaine

Updated
March 2009

PLANNED UNIT DEVELOPMENT

WHAT IS A PLANNED UNIT DEVELOPMENT?

A planned unit development (PUD) is a comprehensive land development plan, that incorporates landscaping, and building design into the overall land development plan at the time of approval. PUD's receive special consideration that provides flexibility that the typical development does not receive, while being held to higher overall design standards.

The PUD development process often is conducted in conjunction with a subdivision of the land to create parcels for sale to individuals. If sold, those parcels must be developed according to the PUD Master Plan and PUD Site Plan. The PUD may also be developed without the creation of individual lots. In this instance, the end result is often condominiums that are available for individual sale.

Substantial amounts of information is required for a PUD review. Submittal will require a detailed site plan, architectural renderings, a landscaping plan, and other technical studies such as a traffic study of storm water study. Consult the Municipal Code and meet with staff to determine the specific submittal requirements.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type II-CC application. Refer to the Informational Bulletin describing that process. **See IB#9.**

The Planning Commission hold a public hearing and provides a recommendation to the City Council who has the final approval authority over a PUD. It is useful to review the information bulletin for Final Plats (**IB #22**) for more information on the development process.

WHO CAN HELP WITH A PUD?

A PUD is a complicated land development process. It involves development of a conceptual plan that involves numerous professions, including en-

HOW DO I APPLY?

1. Consult with Community Development Services staff early in your planning process.
2. A pre-application conference is required. Complete and submit a **Pre-Application Conference Request Form**.
3. Submit a **Planned Unit Development Application** and a **Land Use Master Invoice**.
4. Submit a completed **SEPA Checklist** and the necessary supporting documents.
5. You must pay the applicable fees.

Applications are submitted by appointment.

gineers, surveyors, landscape architects, and architects. It often includes creation of property boundaries, dedication of public roads and utilities, planning for parks and trails, and protection of sensitive environments like wetlands. Most property owners do not have the experience and expertise to manage their own PUD application. There are many land use planning and development firms that specialize in processing these complex land development applications.

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.