

Section 90-020 Applicant for a PUD

An applicant for a PUD shall submit the following documents to the Zoning Administrator prior to final action being taken on the application request:

1. A site plan and/or plat for the project showing: the boundary of the proposed development; surface water features and other natural and man-made features; existing and proposed structures and other facilities; proposed land alterations; the location of existing and proposed sewage treatment and water supply systems; and topographic contours at a minimum of ten-foot intervals. A PUD that combines commercial and residential structures shall indicate and distinguish which buildings and portions of a project are commercial, residential or a combination of the two;
2. For residential planned unit developments, a property owners' association agreement with mandatory membership, all in accordance with the maintenance and administrative requirements prescribed in Section 90-040 of this Ordinance;
3. Deed restrictions, covenants, permanent easements or other instruments that:
 - a. Properly address future vegetative and topographic alterations; construction of additional buildings; beaching of watercraft; and construction of commercial buildings in residential PUDs and,
 - b. Ensures the long-term preservation and maintenance of open space in accordance with the criteria and analysis specified in the maintenance and administrative requirements of this Section.
4. For commercial planned unit developments and for commercial structures within residential planned unit developments, a master plan/drawing describing the proposed project and the floor plan for all commercial structures to be occupied.
5. Any additional documents as requested by the Nevis Planning Commission which are necessary to explain how the PUD will be designed and will function.

Section 90-030 PUD Site Suitability Evaluation

Proposed new, or expansions to existing, planned unit developments shall be evaluated using the following procedures and standards to determine the suitable area for the dwelling unit/dwelling site evaluation described in this ordinance. For All projects that are within the 1000ft buffer of a body of water, see Division 25, Shoreland Management.