

CHAPTER IX  
PLANNED UNIT DEVELOPMENT (PUD)

SECTION 1 - DEFINITION

Planned unit development (PUD) is a comprehensively planned land development project in which the standard requirements of Benton County Subdivision Regulations are varied to permit design flexibility, building clustering, grouping of open space, increased density, and alternatives to public facility improvements. To be approved a PUD must comply with the provisions of Benton County Subdivision Regulations as varied, and must achieve the following purposes.

- A. More efficient use of land
- B. More efficient use of public facilities
- C. More useable open space through structure grouping and other design techniques.
- D. Preservation of appropriate natural and/or physical features.

SECTION 2 - PUD ACCESS

Streets and the rights-of-way for traffic will be provided so that traffic generated in the PUD will not adversely affect surrounding subdivisions and areas. Limited access to State Highways or County Roads must be used to minimize points of intersection and relieve congestion adequately to reduce hazards at intersections.

SECTION 3 - OFF STREET PARKING

A minimum of two (2) parking spaces per living unit shall be provided.

SECTION 4 - OPEN SPACE

Each PUD shall provide land area within the PUD as useable private or public open space. Active open space is defined as an area intended for rigorous activity such as tennis, baseball, badminton, and other games requiring physical exertion.

Passive open space is defined as an area intended for tranquil activities such as walking, sitting, observing, and the less active games like shuffleboard and croquet. The following shall not be considered as useable open space.

- A. The surface area of parking lots including driveways.
- B. The area occupied by structures (excluding structures used for recreational purposes).
- C. Any lot intended for private ownership.
- D. Street surface area.

The maintenance of all private open space shall be the responsibility of the developer or of a property owners association and the method for maintenance and a maintenance fund shall be established in the PUD covenants.

SECTION 5 - REVIEW PROCEDURE

Concept Plan: Whenever a developer intends to develop a PUD under the Benton County

Subdivision Regulations, he shall submit a concept plan prior to initiating the preliminary plat. The purpose of the concept plan is to allow the developer, the County Planning Board, and the general public (if appropriate) to discuss the proposed development before a great deal of time and money are committed to any project.

The concept plan shall include as a minimum the following information:

- A. Total area to be included in the PUD.
- B. Topography (USGS twenty foot intervals is sufficient).
- C. Public facilities intended to be provided.
- D. Areas with potential flood problems, wetlands, or any other features presenting development difficulty.
- E. Unique physical features.
- F. Nature of surrounding development.
- G. Nature of proposed development.
- H. Nature and extent of tree cover.
- I. Tentative street layout to include access roads.
- J. Any additional information deemed necessary by the Planning Board.

#### SECTION 6 - PRELIMINARY PUD PLAN

A preliminary PUD plan shall be submitted following the same procedures and requirements outlined in these Subdivision Regulations. In addition to the requirements of the Subdivision Regulations, the following information shall be submitted:

- A. An estimate of the number of units for sale or lease.
- B. Identification and size (acre or square feet) of all open space and proof that the developer has the capacity to maintain the open space until assumed by the property owners associations.
- C. Identification and location of all recreational facilities and nonresidential structures proposed in the PUD.
- D. All information relating to the establishment, operation, and perpetuation of the PUD.
- E. Proposed protective covenants.
- F. Location and description of natural features to remain.
- G. Written request for any desired variances from the current subdivision regulations.

#### SECTION 7 - FINAL PUD PLAN

A final PUD plan shall be submitted following the procedures and requirements outlined in Subdivision Regulations. In addition, if there are any changes in the items which were submitted in the preliminary plan under Section 6 of this chapter they must be resubmitted with the final plan.