

*Flathead County
Planning and Zoning*

PUD Quick Facts:

- PUDs are overlays in zoned areas that offer developers flexibility and bonus densities.
- PUDs provide the community additional input on details of a project not typically subject to review.
- PUDs are processed in 3-6 months, similar to any zoning amendment.
- PUDs can be used for any type of project, not just subdivisions.
- PUDs cost \$980 for residential, \$1260 for commercial and \$1330 for mixed use, plus \$28/acre for all three.
- PUDs can provide cost benefits by providing greater flexibility for lot layouts and efficient infrastructure development.
- PUD applications are available at the Flathead County Planning Office.

Mission Statement:

“The Flathead County Planning & Zoning Office is committed to providing the highest level of planning services. We will accomplish this through employees who anticipate public needs, and promote a work environment that encourages creativity, communication and cooperation. The Office will also encourage professional development and training for all staff members.”

For more information, contact:

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*Flathead County
Planning & Zoning*

*Planned Unit
Developments
(PUD)*



An informational
brochure.

Flathead County Planning & Zoning

What is a Planned Unit Development?



PUDs can capture the character of a community.

A Planned Unit Development (PUD) is an overlay in zoned areas that creates flexibility for a developer and in return the public gets greater input in a project. For example, a developer might apply for a PUD with a subdivision in order to get reduced setbacks, multifamily housing, mixed uses and a bonus density. In return, the developer will provide more information than is typically required (such as design of structures, proposed landscaping and buildable areas) and agree to regulatory enforcement of these items as zoning. The PUD zoning overlay is voluntary and is an incentive to developers to create projects that optimally suit the local community's character and needs. Typically PUDs are requested as part of a residential subdivision of land, but PUDs can also be used for marina, industrial or commercial projects. Anyone needing flexibility from zoning and willing to work with the public to create the best possible project is encouraged to utilize a PUD.

Bonus Densities

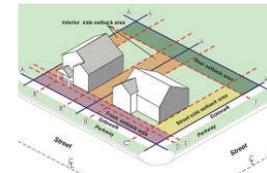
When utilized in conjunction with a subdivision, a PUD can afford a developer bonus densities. In other words, projects that are subdividing land can create more lots than would normally be allowed "by right" under the existing zoning. This financial incentive for utilizing the PUD zoning overlay exists to promote more predictable and community-friendly projects.

How does it work?

PUD Preliminary Plan- A developer starts by applying for a "PUD Preliminary Plan." In this plan, a developer outlines their intentions for the project. The preliminary plan can be submitted with a subdivision preliminary plat (if the applicant is subdividing land) or by itself. The Planning Office reviews the preliminary plan for conformance with the PUD preliminary plan criteria found in the Flathead County Zoning Regulations. A local land use advisory committee (if one exists) and the Flathead County Planning Board review the proposed project and make recommendations on improvements/changes. Ultimately the Flathead County Commissioners review the preliminary plan and add any conditions of approval they might determine would improve the project. For example, the Planning Board might recommend to the Commissioners that the signage as it is proposed be changed. The Commissioners might then add a condition of approval that the final

plan contain the signage restrictions as they were changed by the Planning Board.

PUD Final Plan- Once the preliminary plan



The PUD final plan becomes the zoning for the project.

is approved, the developer proceeds with preparing a "final plan" that is the final PUD with the changes as conditioned by the Commissioners. The developer brings the final plan back to the Planning Office to be reviewed for conformance with the conditions of approval. If the PUD final plan complies with the PUD preliminary plan, the Planning Office forwards it to the Commissioners who will approve the final plan. The PUD final plan becomes the zoning for the development project. Future landowners seeking information on their structure setbacks etc. will not reference the underlying zoning, but rather the PUD final plan and the standards it contains. Any deviations from the PUD final plan is a zoning violation.

Basic requirements...

- The land on which the PUD is proposed must be under single ownership.
- The land on which a PUD is proposed must be 2 acres gross or more in size.