



CITY OF RUSHVILLE

330 N. Main Street, Suite 200
Rushville, Indiana 46173
(765) 932-3735

RUSHVILLE ADVISORY PLAN COMMISSION

PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY PLAN REVIEW APPLICATION

Zoning Ordinance 2016-1, Article III, Chapter M

THIS APPLICATION IS FOR PRELIMINARY PUD PLAN ONLY. IF SUBMITTING AN APPLICATION FOR A FINAL DETAILED PLAN OR PUD AMENDMENT, PLEASE USE RESPECTIVE FORMS.

PUD Title: _____

Applicant Information

Name: _____

Current Address: _____
(Number) (Street)

(City) (State) (Zip)

Phone No.: _____ E-mail Address: _____

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: _____

Current Address: _____
(Number) (Street)

(City) (State) (Zip)

Phone No.: _____ E-mail Address: _____

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: _____

Current Address: _____
(Number) (Street)

(City) (State) (Zip)

Phone No.: _____ E-mail Address: _____

Executive Director Use Only:

Existing Zoning: _____

Date Application Filed: _____

Docket No.: _____

Property Information

Property Size: _____ acres **OR** _____ square feet

Current Address: _____
(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Applicants should note that in reviewing the Planned Unit Development Preliminary Plan Review application, the Advisory Plan Commission and City Council shall pay reasonable regard to the following:

- Requirements and Intent – The extent to which the proposal fulfills the requirements and intent of the Zoning Ordinance and the Subdivision Control Ordinance.
- Planning Documents – The Comprehensive Plan and any other applicable, adopted planning studies or reports.
- Characteristics – The current conditions and the character of current structures and uses in each zoning district.
- Desired Use – The most desirable use of which the land in each district is adapted.
- Property Values – The protection of collective property values throughout the City of Rushville.
- Growth Management – Responsible growth and development.
- Overlay Requirements – Consistency with the requirements of all applicable overlay districts.

☐ **I have attached all materials required by Article III, Chapter M of the Rushville Zoning Ordinance** (refer to the Rushville Zoning Ordinance 2016-1, Article III, Chapter M.3, Preliminary Plan and Rezoning, as amended from time to time).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

(Applicant's Signature)

(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow City staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY PLAN– CHECKLIST

(Rushville Zoning Ordinance: Article III, Chapter M.3 – Preliminary Plan and Rezoning)

The following shall be included in the Planned Unit Development (PUD) Preliminary Plan Review Application. The applicant is responsible for contacting the Executive Director to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Executive Director or his/her designee to demonstrate compliance with the requirements of the Rushville Zoning Ordinance.

PRELIMINARY Planned Unit Development (PUD) Application Checklist:

Note that Planned Unit Developments must also comply with the Rushville Subdivision Control Ordinance (per IC 36-7-4-1513) and the provisions Development Plan Review, or Article III, Chapter M, of the Rushville Zoning Ordinance, as amended from time to time. If required, the Preliminary Plat and/or Site Development Plan may be filed simultaneously as the Preliminary Plan for review by the Advisory Plan Commission.

- ☐ Pre-Application Meeting (required)
- ☐ Technical Review Committee Meeting (required)
- ☐ Advisory Plan Commission Meeting (required)
- ☐ City Council Meeting (required)
- ☐ PUD Preliminary Plan Review Application
- ☐ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 12 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Executive Director
- ☐ Copy of Deed for Property Involved, 12 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Executive Director
- ☐ Filing Fee
- ☐ Preliminary Plan¹, 12 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Executive Director of each of the following where appropriate:

The Preliminary Plan can take the form of a booklet, letter or legal sized paper, set of 24" by 36" sheets, or combination thereof. The Preliminary Plan may include any graphics that will explain the features of the development. The Preliminary Plan shall include the following:

- ☐ Cover Page and Index
- ☐ Site Description
- ☐ Common Holdings Map
- ☐ Sewerage Verification

¹In the event that the information contained herein conflicts with the applicable requirements of the Rushville Zoning Ordinance, as amended from time to time, the regulations of the Rushville Zoning Ordinance shall prevail.

☐ Existing Site Conditions (description of all existing conditions on the subject property),
such as:

- Built Features
- Easements
- Topography
- Natural Features
- Historic Features
- Other Significant Features

☐ Proposed Development (conceptual plan of the proposed development of the property),
including.

- Street Systems
- Land Uses
- Open Space
- Landscaping
- Natural Features
- Historic Features
- Development Requirements
- Written Commitments
- Covenants
- Drainage
- Lighting Plan
- Project Phasing

☐ Supplemental Information – Any other information requested by the Executive Director
or Advisory Plan Commission to aid in the review of the Preliminary Plan. This may
include, but is not limited to: topic areas such as traffic; utilities; tree preservation; flood
hazards; and architectural design standards.