

15-03-11 Planned Unit Development District

C. Development Requirements for Planned Unit Developments. To be approved, a PUD project must show a high commitment to excellence, ensuring quality of life for future tenants and no significant effects on area property values. The following are required for all PUD projects:

3. Interior Streets. The design of public and private streets within a planned unit development shall follow City standards for width of right-of-way and construction. Existing City standards of design and construction may be modified if recommended by the Transportation Engineer and approved by the Planning Commission if it is determined that the plan submitted is appropriate (such as sidewalk on one side, or waiver of parkstrip area). The pavement width shall be a minimum of 27 feet with at least a 37-foot right-of-way. Private streets shall be subject to the same inspections and construction standards as required for public streets. The interior street system in the entire planned unit development project shall be dedicated to the City as a utility easement. All private streets shall be conveyed to a private association. The original developer/builder will also be required to establish a City approved road maintenance fund for all private streets. This provision will be required in the CC&R's for all projects with a private street system.