

Planned Unit Development (PUD) General Plan Application Checklist

Please submit digital (emailed, USB) copies of the following items via email to planning@plymouthmn.gov to submit your application.

Applications will be processed once all items on this checklist are submitted.

Requirements

- **Completed [Application Form](#)**, signed by the property owner.
- **Accurate Certified Survey** showing the proposal, drawn to scale, including all dimensions and square footages, and the complete legal description of all parcels affected.
- **Site Plan**
- **Luminaire Plan** of all exterior lighting (both freestanding and building mounted), including fixture mounting height, shielding information, and power allowance calculation.
- **Utility Plan**
- **Grading, Erosion Control, and Stormwater Drainage Plan** including storm sewer and calculations for storm water runoff and treatment with map.
- **Tree Preservation Plan, Tree Inventory, Restoration Plan and Landscape Plan**
- **Architectural Elevations of All Buildings Proposed** (to scale). Applications for townhouse developments must include samples of exterior materials and color palette.
- **Typical Floor plan and Room Plan** (to scale)
- **Fire Protection Plan** showing locations of all fire lanes and fire lane signage, associated turn arounds and dead ends (including turning radius calculations), hydrants, post indicator valves, and fire department connections, and any above or below ground storage tanks.
- **Extent of Proposed Modifications to Land** within a wetland, shoreland, or floodplain district.
- **Sign Plan**
- **Sound Source Control Plan and Air Dispersion Modeling** (if applicable)
- **Narrative** describing the proposal on page 2 (attach additional sheets if needed)
- **All Materials Required for a Rezoning** (refer to section 21010 or rezoning checklist)
- **Application Fee** payable to the City of Plymouth:
 - PUD general plan: \$300 base fee plus a cash escrow of \$2,000 plus an additional \$165 fee for a development sign on one street frontage and \$50 per sign for each additional street frontage. The fee for staff-prepared mailing labels is included in the base fee.
 - PUD amendment for 1- and 2-Family PUDs: \$200.
 - PUD amendment for All Other PUDs: \$300 base fee plus a cash escrow of \$2,000 plus an additional \$165 fee for a development sign on one street frontage and \$50 per sign for each additional street frontage.
- [PUD Policy](#) Compliance
 - 15 Points (Points Calculation Here)





**Community and Economic
Development Department**
3400 Plymouth Blvd
Plymouth, MN 55447
(763) 509-5450

The fee for staff-prepared mailing labels is included in the application fee. Please contact planning@plymouthmn.gov to set up online payment. Or submit a check or cash with the request. Additional information may be requested concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant as necessary to establish performance conditions in relation to all pertinent sections of the zoning ordinance. For a complete list of required materials, refer to Section 21655 of the Plymouth Zoning Ordinance.

Please describe the planned unit development (PUD) request.

Describe how your PUD relates to the [PUD Policy found here](#) and the City Council's goal for redevelopment.

Please describe your plan for public engagement and the required neighborhood meeting.



Housing	
Points	Item
___ 10	Affordable Housing
___ 10	2% Gross Rents Agreement
___ 10	Aging in Place
___ 5	Mixed-Use Development
___ 4	Missing Middle Housing
___ 4	Item Not Listed: _____
___	Subtotal: Housing

Environment	
Points	Item
___ 6	Dedicated/Intentional Green Space
___ 5	Community Garden
___ 4	Item Not Listed: _____
___ 3	Enhanced Landscaping
___ 3	Natural Preserve
___ 2	Pollinator Garden
___	Subtotal: Environment

Community	
Points	Item
___ 7	Public Gathering Space
___ 5	Proximity to Services
___ 5	Outdoor Space (Commercial)
___ 5	Public Art Feature
___ 5	Community Connectivity
___ 4	Item Not Listed: _____
___ 3	Culturally-Sensitive Design
___ 3	Architecture and Aesthetics
___ 3	Public Water Feature
___ 1	Rooftop Space (Residential)
___	Subtotal: Community

Sustainable Development	
Points	Item
___ 10	Net Zero
___ 8	Renewable Energy
___ 7	LEED Certification
___ 5	Green Roof
___ 4	Item Not Listed: _____
___ 5	Water Reuse
___ 2	EV Chargers
___ 1	Solar Ready/EV Ready
___	Subtotal: Sust. Development

Mobility	
Points	Item
___ 8	Bike/Ped Facilities (External)
___ 5	Shared Vehicles
___ 5	Bike Facilities (Internal)
___ 5	Transit
___ 4	Safe Routes to Schools
___ 4	Item Not Listed: _____
___	Subtotal: Mobility

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