

1040.140 – PUD (PLANNED UNIT DEVELOPMENT)

- Subd. 1. Purpose. In return for greater flexibility in site design requirements, the Planned Unit Development (PUD) district is expected to deliver creative community designs of exceptional quality. PUDs shall honor the rural character of Corcoran by prioritizing nature through preservation, restoration, and/or enhancement of the natural systems that sustain the City. PUDs will include a combination of public benefits such as above-average open space amenities; incorporate creative design in the layout of buildings, open space, and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The purpose of the PUD, Planned Unit Development District, is to promote creative and efficient use of land by providing design flexibility. A PUD can be used in the development of residential neighborhoods and/or nonresidential areas in a manner that would not be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity.
- Subd. 2. Intent. The intent of this district is to include most of the following:
- I. Provide for the establishment of PUD districts in appropriate settings and situations to create or maintain a development pattern that is consistent with the City's Comprehensive Plan.
 - II. Potentially Allow for the mixing of land uses within a development when such mixing of land uses is determined to be compatible with the surrounding area and could not otherwise be accomplished under the existing zoning and subdivision regulations.
 - III. Provide for variations to the strict application of the land use regulations to improve site design and operation, while at the same time incorporating design elements, e.g. construction materials, landscaping, lighting, etc., that exceed the City's standards to offset the effect of any variations. Desired design elements may include the following: innovative design, integration of historical or rural structures and design elements, utilization of newly established technologies in building design, special construction materials, additional landscaping, creating parking and pedestrian connections, stormwater management, pedestrian-oriented design, or transitions to residential neighborhoods.
 - IV. Promote more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City.

- V. Preserve and enhance natural features, ~~and~~ open spaces, trees, and scenic views.
- VI. Maintain or improve the efficiency of public streets and utilities.
- VII. Ensure appropriate transitions between differing land uses.
- VIII. Ensure high quality of design and designs that are compatible with surrounding land uses, including existing and planned.

Subd. 3. ~~Application~~ Applicability. A PUD district shall not be established for parcels guided in the Comprehensive Plan for Rural/Ag Residential and Rural Service/Commercial, except where allowed for an Open Space Preservation Plat. ~~It will be used in areas guided Mixed Use or Mixed Residential on the Land Use Plan and in other areas where~~ A PUD district can be established for parcels guided in the Comprehensive Plan as any other land use designation than those stated above when the City finds that the proposal meets the intent of ~~this~~ the PUD district.

Subd. 4. Allowed Uses. ~~All permitted uses, permitted accessory uses, conditional uses, and interim uses contained in the underlying zoning districts shall be treated as potentially allowable uses within a PUD district. Uses within the PUD will generally be limited to those uses considered associated with the general land use category shown for the area on the City's Comprehensive Plan.~~

A. Low Density Residential. PUDs located on land that is guided for existing and low density residential shall be limited to permitted and accessory uses in addition to uses allowed by conditional, interim, and/or administrative permit as contemplated with the following single-family residential districts: RSF-1, RSF-2, and RSF-3.

B. Presumption of Underlying Zoning District.

I. PUDs located on land that is guided as one of the land use designations in the table below will be presumed to include permitted and accessory uses in addition to uses allowed by conditional, interim, and/or administrative permits of the underlying zoning district(s) associated with the land use designation.

<u>Land Use Designation in Comprehensive Plan</u>	<u>Underlying Zoning District</u>
<u>Medium Density Residential</u>	<u>RMF-1</u>
<u>Mixed Residential</u>	<u>RMF-2</u>
<u>High Density Residential</u>	<u>RMF-3</u>

<u>Mixed Use</u>	<u>GMU and DMU</u>
<u>Commercial</u>	<u>C-1 and C-2</u>
<u>Business Park</u>	<u>BP</u>
<u>Light Industrial</u>	<u>I-1</u>
<u>Public/Semi-Public</u>	<u>PI</u>

II. Additional uses not contemplated in the underlying zoning district may be approved by Ordinance if the Council determines such uses to be compatible with the intent of the underlying zoning district.

C. Mixed Use. PUDs located on land guided as mixed use are expected to include a combination of residential and commercial uses.

Subd. 5. **Presumptive Performance Standards. Lot Dimensions, Setbacks and Building Heights.** The district regulations (e.g., minimum lot dimensions, building height, and building coverage ratio) of the most closely related underlying zoning district shall be considered presumptively appropriate, but may be departed from to accomplish the purpose and intent described in this Section.

Subd. 6. **Design Standards.** The PUD plan establishes the requirements for a PUD and shall govern land uses and design. The following is a list of minimum standards required of PUDs:

A. Appropriate Integration. PUDs shall be appropriately integrated into existing and proposed surrounding development. This does not mean the PUD reflects the specific standards of the surrounding area such as lot size, density, setbacks, or design. While integration may be achieved through such standards, it may also be achieved through continuation of existing land use types, architectural transitions, landscaping buffering, or other means.

B. Variety and Enhanced Design. Since PUDs are expected to exceed standards, most residential PUDs should include a wide variety of styles. Style refers to the exterior image and footprint, not the floor plan. Where a wide variety of styles does not make sense, the PUD should include enhanced building design that exceeds underlying standards.

I. PUDs with detached homes must provide house elevations for approval. There should be no less than 5 styles of detached homes.

II. PUDs with attached homes (not including apartment buildings) must include no less than 2 styles.

III. For PUDs without a residential component, applicants must provide material boards with renderings for design evaluation.

- C. Open Space. A low density residential PUD shall provide a percentage of the project area as open space based on the requested lot width minimum as shown in the subsequent table. If the PUD is to be developed in phases, the applicant must include the entire site in the plat of the first phase of development and designate as open space. Open space is a vegetated area or areas available for the common use of and is accessible by all residents or occupants of the buildings within the PUD. Open space shall consist of upland and be calculated on a net basis which excludes private yards, private streets from back of curb to back of curb, public rights-of-way, or any other non-recreational impervious surface area. Areas within easements shall be used in calculating open space unless the easement is over an inaccessible and/or unusable space such as wetlands or stormwater ponds. The calculation will be based off the net pre-development area. Dedicated parkland shall not be used in calculating open space for a development if it is anticipated in the 2040 Comprehensive Plan. The applicant shall be required to submit an open space plan along with the PUD development plan. The open space plan will illustrate the use and/or function of the open space area or areas. The open space plan shall include any proposed improvements and/or design of the open space area.

<u>Proposed Lot Width</u>	<u>Required Open Space</u>
<u>72' or more</u>	<u>0%</u>
<u>Less than 72' – 65'</u>	<u>7%</u>
<u>Less than 65' – 55'</u>	<u>12%</u>
<u>Less than 55'</u>	<u>15%</u>

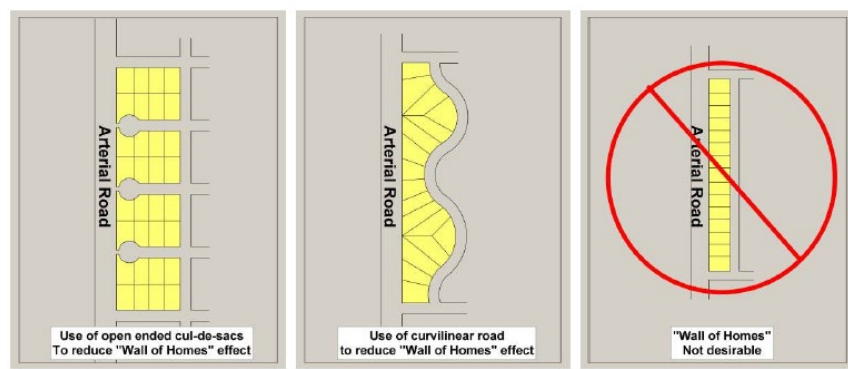
These open space requirements do not apply to Open Space & Preservation PUDs in the Rural Residential and Urban Reserve zoning districts.

- D. Perimeter Buffer. PUDs shall provide a landscaping buffer to screen homes from arterial and major collector roads.
- E. Public Accessibility. When a PUD includes natural features such as creeks, streams, ponds, and lakes, the PUD shall provide public access to these features.
- F. Discretionary Standards. In addition to the above standards, the City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and

promote the general health, safety, and welfare of the community and surrounding areas.

G. Prohibited Features and Modifications.

- I. The City will not grant side setbacks that result in less than a 15-foot minimum required separation between two detached dwellings.
- II. PUDs with detached homes shall be designed to avoid interior perimeter roads that are parallel to arterial roadways. Roadways should be curvilinear wherever feasible with a variety of building orientation along arterial roadways.



- III. PUDs cannot request flexibility from meeting the minimum required screening and/or buffering standards otherwise required in the Zoning Ordinance unless the applicant can show there is a site constraint out of their control that justifies a deviation from these requirements, proposes an alternative screening method that will meet the intent of the requirements, and/or proposes relocating screening methods to a more beneficial location within the development.

Subd. 7. **PUD Benefits.** PUDs are expected to provide a combination of public benefits in exchange for flexibility in Zoning Ordinance requirements.

- A. All new PUDs of 30 or more acres that have not submitted a PUD sketch plan for City Council review prior to 5/25/2023 shall be reviewed by staff against Corcoran's PUD Point System hereby made a part of this Section. Projects of 30 acres or more must receive a minimum score of 75% of the applicable and attainable points for the project in order for staff to forward the project to the Planning Commission and City Council with a recommendation of approval. A score of 75% or higher does not guarantee City Council approval. The City Council shall use their statutory discretion in determining approval or denial of the PUD rezoning request.

- B. An applicant may petition for credit of a proposed PUD benefit that is not captured by Corcoran's PUD Point System and is not otherwise required in the underlying zoning district. If the petition is granted, the PUD benefit shall only be allotted up to 10 points. This petition should occur as part of the concept prior to submittal of the preliminary PUD.
- C. PUDs for Open Space and Preservation plats in Rural Residential and Urban Reserve districts are not subject to the PUD Point System.
- D. Projects less than 30 acres shall provide at least three public benefits contemplated within Corcoran's PUD Point System in order for staff to forward the application to the Planning Commission and City Council with a recommendation of approval. Compliance with this standard does not guarantee City Council approval, and the City Council may use their statutory discretion in determining approval or denial of the PUD rezoning request. An applicant may petition for credit of a proposed PUD benefit that is not captured by Corcoran's PUD Point System. If the petition is granted, the remaining two PUD benefits must be based on the PUD Point System.
- E. A PUD that offers tree preservation as a public benefit will be required to replace any removed trees that were intended for preservation on a 1:1 caliper inch basis.

Subd. ~~68~~. **Processing Procedures.** The general sequence for application, review and action on a PUD shall be according to the following procedures:

A. Pre-application Conference

Prior to filing of an application or submittal of a sketch plan the applicant shall arrange for and attend a conference with the Zoning Administrator. The primary purpose of the conference shall be to provide the applicant with an opportunity to gather information and obtain guidance as to the general suitability of the proposal for the area and its conformity to the provisions of this district prior to incurring substantial expenditures in the preparation of plans, surveys, and other data.

B. PUD Sketch Plan

Prior to filing a preliminary PUD development plan application, the applicant shall submit a sketch plan of the project to the Zoning Administrator prior to submission of a formal application. The Zoning Administrator shall refer the sketch plan to the City Council for discussion, review and informal comment. Any opinions or comments provided to the applicant shall be considered advisory only and shall not constitute a binding decision on the request.

The purpose of the sketch plan is to inform the City of the applicant's intentions and to inform the applicant as to the general acceptability of the proposal before extensive costs are incurred.

The PUD Sketch Plan shall be conceptual in nature but shall be drawn to scale and shall contain at a minimum the following:

1. Location map showing the location within the City and more detailed locations on half-section plat maps showing all perimeter property lines.
2. Aerial photograph of the area.
3. General location of all identified natural resources and wetland inventories on and abutting the premise.
4. General location of existing and proposed structures.
5. Tentative access, circulation and street arrangements, both public and private.
6. Amenities to be provided such as recreational areas, open space, walkways, parking, landscaping, etc.
7. A representative example of the style of structures to be constructed.
8. Proposed public sanitary sewer, water and storm drainage.
9. A general statement of concept, identifying the intent of the project and compatibility with the surrounding area.
10. Extent of and any proposed modifications to land within the Overlay Districts as described and regulated in Section 1050.
11. Any other items as may be deemed necessary by City staff.

(Ord. 286, passed 9-25-14)

C. Neighborhood Meeting

Prior to filing an application or submittal of a preliminary PUD plan, the applicant shall arrange and conduct a neighborhood meeting with notice provided to property owners within at least 350 feet of the desired site's perimeter. The primary purpose of this meeting shall be to provide information on a proposed development to surrounding neighborhoods and allow feedback to be provided and incorporated early in the process. An

application for a preliminary PUD development plan will not be considered complete until after a neighborhood meeting is held.

D. Preliminary PUD Development Plan

The purpose of the preliminary PUD development plan is to establish the intent, density, and intensity of the proposed development. Upon receipt of the complete application for rezoning to PUD and the preliminary PUD development plan, the item shall be scheduled for a public hearing at the Planning Commission. The Planning Commission shall conduct a public hearing in accordance with the provisions of the City's Code. Upon due consideration, the Planning Commission shall make a recommendation to the City Council.

Following the Planning Commission recommendation, the City Council shall consider the rezoning request and preliminary PUD development plan. At this meeting the City Council shall receive the recommendation from the Planning Commission and a report from the City Staff. Upon due consideration the City Council shall approve, disapprove, or approve with specified modifications and/or conditions by majority vote.

If a preliminary development plan has been denied by the City Council, the owner or applicant may not reapply for the same or similar on the same property for a six (6) month period following the date of the denial.

E. Final PUD Development Plan

The applicant shall submit a final PUD development plan to the City. The Planning Commission shall review the final plan in accordance with the provisions of this Section. The Planning Commission shall review the application to ensure that the proposed final PUD development plan is in substantial conformance with the approved preliminary PUD development plan. Upon due consideration the Planning Commission shall make their recommendation to the City Council.

Following the Planning Commission recommendation, the City Council shall consider the final development plan. Upon due consideration the City Council shall approve, disapprove, or approve with specified modifications and/or conditions by majority vote.

If the applicant desires, and the City Council concurs, the preliminary and final development plans may be processed concurrently, provided all items required for both applications are submitted.

The rezoning of the property defined in the development plan shall not become effective until such time as the City Council approves an ordinance

reflecting said amendment, which shall take place at the time that the City Council approves the final development plan.

Subd. ~~7~~ 9. Required Findings. The Planning Commission and the City Council shall find the following prior to the approval of a preliminary development plan or final development plan:

- A. The planned development is not in conflict with the Comprehensive Plan.
- B. The planned development is not in conflict with the intent of the underlying zoning district and is compatible with surrounding land uses.
- C. The planned development is not in conflict with other applicable provisions of the City's Zoning Ordinance.
- D. The planned development or unit thereof is of sufficient size, composition, and arrangement that its construction, marketing, and/or operation is feasible as a complete unit without dependence upon any other subsequent unit or phase.
- E. The planned development will not create an excessive burden on parks, ~~schools~~, streets and other public facilities and utilities which serve or are proposed to serve the planned development.
- F. The planned development will not have an undue and adverse impact on the reasonable enjoyment of the neighborhood property.
- G. The quality of the building and site design proposed by the PUD plan shall substantially enhance the aesthetics of the site, shall demonstrate higher standards, more efficient and effective uses of streets, utilities and public facilities, it shall maintain and enhance any natural resources within the development, and create a public benefit that is greater than what would be achieved through the strict application of the primary zoning regulations.

Subd. ~~8~~ 10. Preliminary Development Plan Content. The intent of the preliminary development plan is to allow City review of site plan and general development issues, without the need for detailed architectural plans. The applicant shall submit preliminary development plans which include the following:

- A. A location map which indicates existing and future land uses.
- B. Maps of existing and proposed site features and uses at a minimum scale of 1" = 100' scale which indicates topography in two-foot contours; building outlines; location of significant vegetation; water bodies and

wetlands; location of streets, drives and parking areas; and other significant features.

- C. A site plan showing all proposed structure and building locations including signs. Plans shall note structure height, general architectural design features and anticipated exterior materials.
- D. A preliminary circulation plan indicating pedestrian and vehicular movement systems. This plan shall also include service access and screening for receiving material and trash removal.
- E. Preliminary drainage, grading, utility and erosion control plans.
- F. A concept landscaping plan illustrating preservation of existing vegetation, and new landscaping and buffer areas.
- G. A written report which describes the proposed uses, indicates covenants or agreements which will influence the use and maintenance of the proposed development, describes the analysis of site conditions and development objectives which has resulted in the planned development proposal, and statement of which primary zoning district provisions are being modified by the planned development.
- H. A shift of density or intensity of the plan, if applicable. For example, a ten-acre site with seven acres of "Commercial" guiding and three acres of "Medium Density Residential" guiding could be developed with 70 percent of the land area commercial and 30 percent of the land area at the Medium Residential density identified in the Comprehensive Plan. This type of shift would only be allowed as part of a PUD and the location of uses within the site would be determined as part of the PUD process. This implementation technique would not require an amendment to the Land Use Guide Plan Map.
- I. Any other information deemed necessary by the City Staff in order to evaluate plans.
- J. Twenty copies of the above information shall be submitted no larger than 11 x 17 inches.
- K. Five copies of the above information shall be submitted on 24 x 36 inch sheets.
- L. For City initiated rezonings to Planned Unit Development District, the preliminary development plan may consist of any information deemed necessary to identify and protect the public interest.

Subd. ~~9~~ 11. Final Development Plan Content. The final development plan shall include all of the information required for submission of the preliminary development plan plus architectural plans, detailed site, landscaping, grading and utility plans and all additional information which was requested by the planning commission as a result of its review of the preliminary plan. The final plan shall incorporate all recommendations of the planning commission and City Council, or shall indicate how the final plan fails to incorporate the commission's recommendations. The final plan shall also include and reflect all changes in preliminary plan data since the submission of the preliminary plan. The applicant shall submit final development plans which include the following information:

- A. A location map which indicates existing and future land uses.
- B. Maps of existing and proposed site features and uses at a minimum scale of 1" = 100' scale which indicate topography in two-foot contours; building outlines; location of significant vegetation; location of streets, drives and parking areas; and other significant features.
- C. Detailed drawings of all proposed structure elevations, including scaled elevations and exterior building materials of all buildings and signs. Samples of all proposed materials which will be used on the exterior of structures may be required with the elevation drawings.
- D. Proposed floor plans for all floor levels of multi-family and non-residential buildings, including locations of electrical, mechanical and gas metering equipment, and storage areas for trash and recyclable materials.
- E. A landscape plan indicating tree, shrub and ground cover species, size, provisions for plant material watering.
- F. A final circulation plan indicating pedestrian and vehicular movement systems. This plan shall also include service access for receiving and trash/recycling removal.
- G. A lighting plan showing foot-candle levels, luminaire location, fixture type and height.
- H. Rooftop equipment and screening plan and elevation drawings of rooftop equipment and screening of views from adjacent streets and property.
- I. A final drainage, grading, utility, and erosion and sedimentation control plan. Such plans shall comply with the requirements of this Ordinance.
- J. Identification and delineation of all wetlands on the site including preservation and filling and mitigation.

- K. A written report which completely describes the proposal and indicates covenants or agreements which will influence the use and maintenance of the proposed development, describes the analysis of site conditions and development objectives which has resulted in the planned development proposal, describes any changes from the approved preliminary development plan, and statement of which primary zoning district provisions are being modified by the planned development.
- L. A shift of density or intensity of the plan, if applicable. For example, a ten-acre site with seven acres of "Commercial" guiding and three acres of "Urban Residential" guiding could be developed with 70 percent of the land area commercial and 30 percent of the land area at the urban residential density identified in the Comprehensive Plan. This type of shift would only be allowed as part of a PUD and the location of uses within the site would be determined as part of the PUD process. This implementation technique would not require an amendment to the Land Use Guide Plan Map.
- M. Any other information deemed necessary by the City Staff in order to evaluate plans.
- N. Twenty copies of the above information shall be submitted no larger than 11 x 17 inches.
- O. Five copies of the above information shall be submitted on 24 x 36 inch sheets.

Subd. ~~10~~ 12. Performance Guarantees

- A. The City Council shall require the owner and developer of a PUD to execute a development agreement which may include, but not be limited to, the approved development plan, conditions of approval, association and maintenance agreements, and a timetable for construction.
- B. The City Council shall require an applicant for PUD rezoning/development plan to provide a financial guarantee in accordance with Section 1070.050 of this Chapter to ensure that the development will be executed in performance with the approved final PUD development plan.
- C. The City Council is empowered to require that all required improvements be constructed and completed prior to the issuance of any occupancy permits.

- D. Construction of each PUD development shall be commenced within one year after the effective date of the PUD rezoning by the City Council. Upon good cause shown, the City Council may extend the time for one additional year. If construction is not commenced within these time periods, any building permits issued for the PUD shall be void and the Planning Commission may initiate proceeding to rezone the subject property.
- E. Any building permit issued for construction pursuant to PUD rezoning shall be valid only so long as there is compliance with the final development plan as accepted by the City Council.

Subd. ~~44~~ 13. Changes To Final Development Plans. Minor changes to final development plans adopted by the City Council may be approved by the City Administrator, provided that the changes do not involve the following:

- A. Increase in floor area of structures or number of dwelling units.
- B. Change in exterior building material.
- C. Alteration of any condition attached or modification to the final development plan made by the City Council.
- D. A major change to a final development plan which is at variance with any standards of the City Code or is less restrictive than any conditions of approval for the initial final development plan, shall require approval by a majority vote of all members of the City Council.

(Ord 348, passed 05-25-17, Ord. 378, passed 09-13-18)

SECTION 1070 – ADMINISTRATION, PERMITS AND PROCEDURES

1070.010 – ZONING AMENDMENTS (TEXT AND MAP)

- Subd. 1. Procedure. An application for an amendment to the Zoning Ordinance or Zoning Map shall be approved or denied, pursuant to Minnesota Statutes 15.99. Additional City requirements are as follows:
- A. Request for rezoning (text or map) shall be filed with the Zoning Administrator on an official application form. A non-refundable fee as set forth in the City Code shall accompany such application. Detailed written and graphic materials, the number and size as prescribed by the Zoning Administrator, fully explaining the proposed change, development, or use, shall also accompany such application. The application shall be considered as being officially submitted and complete when the applicant has complied with all the specified information requirements.
 - B. Upon completion of preliminary staff analysis of the application and request, the Zoning Administrator, when appropriate, shall set a public hearing following proper hearing notification. The Planning Commission shall conduct the hearing and report its findings and make recommendations to the City Council.
 - C. Notice of said hearing shall be mailed to all owners of land within 350 feet of the boundary of the property in question. This provision shall not apply in the case of a rezoning if the amendment affects an area greater than five (5) acres pursuant to Minnesota Statutes §462.357.
 - D. Failure of a property owner to receive said notice(s) shall not invalidate any such proceedings as set forth within this Chapter.
 - E. Notice of said hearing shall also be published in the official newspaper at least 10 days prior to the hearing and consist of:
 - 1. Legal property description.
 - 2. Description of request.
 - 3. Map detailing property location.
 - F. The Planning Commission and City staff shall have the authority to request additional information from the applicant concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant concerning operational factors, said information to be declared necessary to establish performance conditions in relation to all pertinent sections of this Chapter.

- G. The applicant or a representative thereof may appear before the Planning Commission in order to present information and answer questions concerning the proposed request.
- H. The Planning Commission shall make findings of fact and a recommendation on the request. Such recommendations shall be accompanied by the report and recommendation of the City staff.
- I. The City Council shall not act upon an amendment until they have received a report and recommendation from the Planning Commission and the City staff.
- J. Upon receiving said reports and recommendations of the Planning Commission and the City staff, the City Administrator shall schedule the application for consideration by the City Council. Such reports and recommendations shall be entered in and made part of the permanent written record of the City Council meeting.
- K. Upon receiving said reports and recommendations, the City Council shall have the option to set and hold a public hearing if deemed necessary.
- L. The applicant or a representative thereof may appear before the City Council in order to present information and answer questions concerning the proposed request.
- M. For any application that changes all or part of the existing classification of a zoning district from residential to either commercial or industrial, approval shall require passage by a two-thirds vote of the full City Council. Approval of any other proposed amendment shall require passage by a majority vote of the full Council.
- N. For any application requesting a rezoning to a Planned Unit Development District, approval shall require passage by a four-fifths vote of the seated City Council present at the time of the vote. Approvals of a proposed amendment shall require passage by a majority vote of the entire Council. A vote that fails due to failure of requisite votes is deemed a denial.
- O. The amendment shall not become effective until such time as the City Council approves an ordinance reflecting said amendment.
- P. Whenever an application for an amendment has been considered and denied by the City Council, the Planning Commission or City Council shall not consider a similar application for an amendment affecting substantially the same property again for at least 6 months from the date of its denial. A subsequent application affecting substantially the same

property shall likewise not be considered again by the Planning Commission or City Council for an additional 6 months from the date of the second denial unless a decision to reconsider such matter is made by not less than a majority of the full City Council.

Corcoran PUD Points System

1. Placement of uses so as to integrate with adjacent uses.

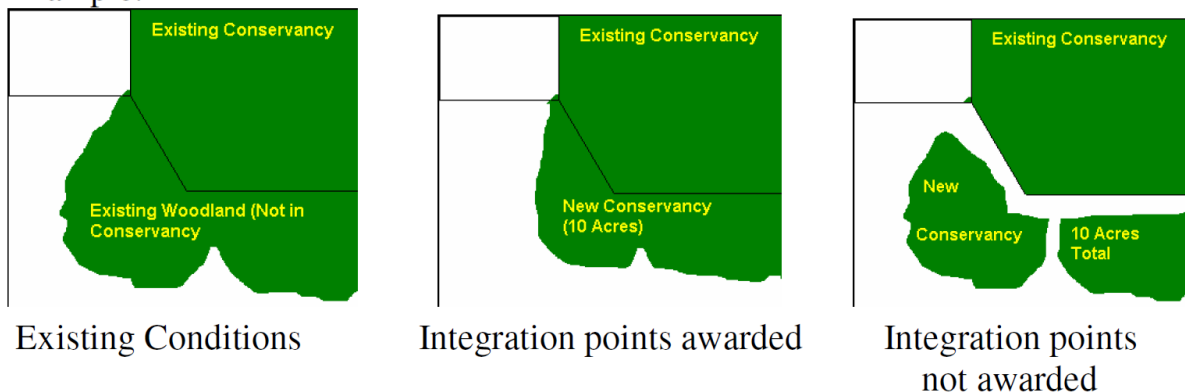
Purpose: To reward developments that make connections to adjacent properties and uses.

Criteria: Points will be awarded if there is an opportunity to connect adjacent uses and such connections are made. If no opportunities exist, the category will be eliminated.

25 points maximum for the following:

- *5 points* will be awarded for placing features, such as private parks and conservation areas, contiguous to existing or planned private parks or conservation areas (as long as there was a choice to put it somewhere else.)
- *10 points* will be awarded if there are no restrictions for public access to these areas. Public parks are not eligible.
- *5 points* will be awarded if there is a conscious effort to link the neighborhood to public or semi-public uses (schools, religious institutions, etc.).
- *5 points* will also be awarded for developers who give adjacent development the opportunity to link to the development in question.

Example:



2. Collaboration with adjoining landowner(s).

Purpose: To encourage an open dialogue between many landowners.

Criteria: Points will be awarded on a case-by-case basis when collaboration is demonstrated.

10 points maximum

Applicants must host a neighborhood meeting early in the process as part of the PUD process. Applicants will get collaboration points if they demonstrate that they incorporated meaningful feedback and continued ongoing discussions in an effort to work with neighboring property owners to create a more unified plan for the larger neighborhood. Collaboration may also offer a better chance to gain points in other categories.

3. Appropriately located neighborhood scale commercial/office uses.

Purpose: To reward developments that provide small scale commercial/office uses.

Criteria: This category will be considered on a very limited basis. This category is typically not applied to land guided as low-density residential in the City's Comprehensive Plan; however, consideration will be given to appropriately located non-residential uses contemplated in RSF-1, RSF-2, or RSF-3 (e.g., daycare facilities, educational facilities, and places of worship).

Examples:



10 points maximum

4. Percentage of units within ¼ mile of an identifiable neighborhood focal point.

Purpose: Encouragement to give new neighborhoods a unique identity and to serve as an ordering device.

Criteria: Percentage of units / 2



30 points maximum

Examples include the following: parks, greens, squares, monuments, historic structures (silos, barns, granaries, etc.), picnic shelters, and community gardens.

Monument entrance signs into a development are not considered an identifiable neighborhood focal point, but may be considered as a visual terminus discussed subsequently in this document.



5. Distribution of attached units.

Purpose: Encourage smaller clusters of attached units and encourage attached units to be more integrated/intermixed within the larger development.

Criteria: Points = (50 – A)

A = the largest percentage of attached units in any one group.

30 points maximum

Example: If there are 120 attached units in a project, and the largest group has 36 units in it, then 20 points would be awarded.

Under this criterion, a PUD must have at least 3 groups of attached units to get any points.

6. Creation of open space using multi-story buildings.

Purpose: Promote the creation of open using multi-story buildings.

Criteria: Points will be awarded if it was demonstrated that the applicant purposefully used multi-story buildings for the purpose of creating open space.

10 points maximum

This criterion wouldn't apply to PUDs for land guided as existing residential or low density residential in the City's Comprehensive Plan.



7. Visual Termini

Purpose: Encourage the placement of monuments, statutes, gazebos, or other landmarks at the end of streets.

Criteria: Points will be awarded if visual termini are provided.

5 points maximum



8. Attached units are embedded.

Purpose: Reduce the amount of attached units visible from major roadways.

Criteria: $\text{Points} = (50 - A) / 2$

Where A = (% of the perimeter roadway in linear feet with attached units).

25 points maximum

Examples: A development has 1,000 linear feet of arterial roadway and 200 feet of the arterial roadway has attached units adjacent to it.

"A" = 20 so

$$\text{Points} = (50 - 20) / 2 = 15$$

Only areas where there is an opportunity to build units will be included in the total perimeter measurement. Wetlands or otherwise unbuildable areas will not be included.

Attached units are not considered to abut the ROW if there is an outlot or feature between them and the ROW of the area is landscaped and/or has a setback exceeding 60 feet.

If the percentage of ROW with abutting attached units is over 50%, the development will get zero points in this category.

This criterion is only applicable to proposals with land guided as low-density, medium-density, or mixed residential and detached units are a component of the proposed development. Areas guided for high-density and mixed use are not subject to this criterion.

9. Exceptional landscaping to buffer homes from major roads.

Purpose: Buffer homes from major roadways.

Criteria: In order to satisfy this category, all newly added vegetation within the buffer must be of a salt tolerant species. Species within the buffer that are preserved from existing woods or are otherwise considered mature, healthy landscaping do not need to be salt tolerant. The buffer should generally meet the parameters outlined for Buffer Yard Class B in Section 1060.070, Subd. 2 (J)(1)(f). The buffer can incorporate an open decorative

fence. Retention of existing woods or healthy, mature landscaping is generally preferred where possible and may qualify towards the buffer even when the exact parameters of Buffer Yard Class B are not satisfied.

30 points maximum



10. Percentage of units within 1,000 feet walk from a park.

Purpose: Promote location of parks within a short walk from people's homes.

Criteria: Percentage / 10

10 points maximum

Measured along roadways and/or trails.

11. Internal Trail Connections

Purpose: Encourage the creation of off-road trails within a neighborhood.

Criteria: Points will be awarded for the creation of internal trails to provide pedestrian and/or bicycle movement within a development.

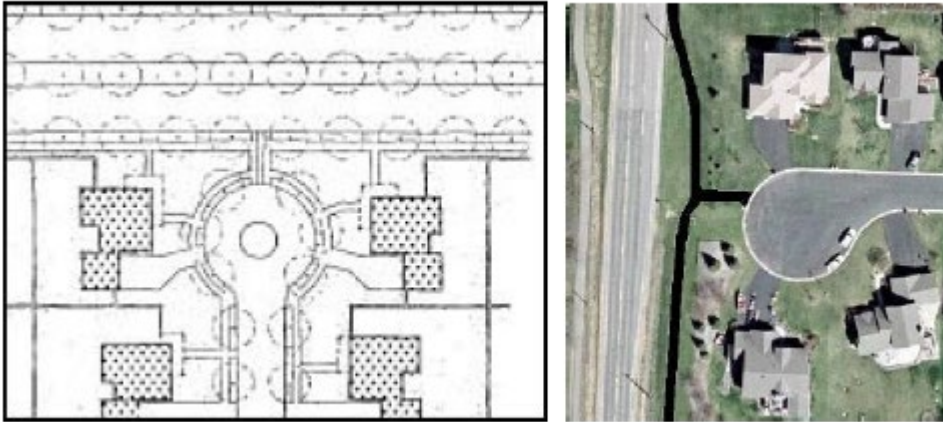
10 points maximum

12. Cul-de-sacs are open ended.

Purpose: Foster the creation of pedestrian and bicycle connections or trail systems along arterial and collector roadways.

Criteria: Points = (% of cul-de-sacs that are open ended) / 20

5 points maximum



Cul-de-sac with a trail connection to the arterial at the end

13. Open Space is consolidated and usable.

Purpose: Create open space areas that can be usable to the neighborhood, either passively or actively.

Criteria: Points will be awarded based on the following guidelines:

- Buildings should be organized around the open space.
- Open space should be a framing and organizing feature.
- Open space should be accessible to the local population (within the neighborhood).
- Open space should be designed in such a way that it doesn't appear like it is someone's backyard.
- Stormwater ponds should be incorporated as a design feature.
- 5 bonus points will be provided if the applicant commits to privately owned open space being made accessible and usable to the public.

25 points maximum with 5 bonus points possible.



14. Open space is connected with green (natural) corridors.

Purpose: Connect open spaces and reduce the occurrence of isolated open space areas.

Criteria: Points will be awarded for linking open space areas with natural corridors.

10 points maximum

Combining open space areas, trails, and storm ponds is a good way to get points in this category.

15. Viable open space master plan is created.

Purpose: Encourage developers to create a unified open space plan for their proposed neighborhoods and to use that open space as an organizing device for the neighborhood.

Criteria: Points will be awarded for providing a plan that highlights open space areas and the pedestrian corridors and connections between them. The master plan must also identify long-term maintenance practices and responsibilities.

5 points maximum

16. Natural resources and features are retained.

Purpose: Encourage the preservation of significant or unique natural resources and/or topographical features if they exist.

Criteria: Points will be awarded if significant and unique natural features are retained. (Examples include trees, ravines, hilltops).

A PUD is not expected to retain all identified natural resources or features, particularly on sites comprised of large areas of high quality natural communities. However, an applicant must provide a detailed narrative explaining their efforts to minimize the removal and/or alteration of natural features while achieving their own vision for the site. If multiple natural plant communities are identified on the site, the applicant should attempt to retain areas of each type of community.

20 points maximum

17. Extensive internal landscaping.

Purpose: Encourage a larger amount of landscaping than required by code.

Criteria: (% of landscaping units above minimum) / 10

10 points maximum

Examples: 100 units required, 120 units provided = 2 points

18. Use of Native Plants in Landscaping.

Purpose: Use vegetation that is better adapted to our climate to reduce water consumption and required maintenance.

Criteria: Points will be awarded if landscaping incorporates appropriate use of native plants.

10 points maximum

19. Use of preferred trees in landscaping.

Purpose: Encourage incorporation of tree species identified the City as a preferred species.

Criteria: Points will be awarded if proposed landscaping is primarily comprised of trees species identified as preferred in the Northeast District Plan and Design Guidelines. However, PUD proposals located in the Town Center must be primarily comprised of the identified “Suggested Trees for the Town Center” provided in the Southeast District Plan and Design Guidelines. Species not identified on these plans can still count towards this benefit if it is shown by the applicant that the proposed species is of similar quality to the preferred species.

10 points maximum

20. Existing rural structures are retained and/or reused

Purpose: Preserve existing structures that are in good condition and have historical value.

Criteria: 10 points awarded if a structure is retained

5 bonus points are awarded for the preservation of a silo (for a total of 15 points in this category).

10 points maximum with an additional 5 bonus points.

Incorporation of existing structures, foundations, etc., into the development for aesthetic and historic preservation purposes.

Examples are barns, silos, foundations, etc., If structures are structurally unsound and removal is advised, a developer would not be penalized for their removal.

Historic structures can be used as identifiable neighborhood centers if integrated into park/open space.

Developers, homebuilders, Homeowner Associations, and homebuyers will not be required to retain historical structures that were retained as a public benefit in the approval of a PUD when it is determined it is no longer structurally or financially feasible. If/when this occurs, a visual terminus, such as a gazebo or monument, can replace the rural structure to satisfy the intent of this category.

21. Higher Architectural Standards

Purpose: Encourage a higher architectural standard within PUD proposals.

Criteria: Points will be awarded where the developer goes above and beyond the architectural standards required in code.

Residential developments that honor Corcoran’s rural character by incorporating the recommended architectural styles identified in the Southeast District Plan will satisfy this category.

A commitment to use regional building materials may also be considered under this category.

10 points maximum

22. Lot Size Variety

Purpose: Encourage larger lot sizes.

Criteria: 10 points will be awarded for every 10% of lots that exceed a lot width of 65' or exceed a lot area of 7,500 square feet.

30 points maximum

23. Larger Tree Sizes

Purpose: Encourage developments to provide more effective screening and mature landscaping within the first few years of construction.

Criteria: 10 points will be awarded for developments that commit to planting at least 25% of the required overstory trees at the following sizes:

	Potted/Bare Root or Balled and Burlapped
Shade Trees	4" diameter
Evergreen Trees	10'

10 points maximum

Bonus Categories

24. Natural restoration work

Purpose: Reward developments that restore wooded areas, prairies, wetlands.

Criteria: 1 point per acre of restoration

10 points maximum

Buckthorn removal qualifies.

Restoration of soils back to a natural environment may also qualify under this category.

25. Extraordinary environmental protection

Purpose: Reward any other unregulated environmental protection that has not already been addressed.

Criteria: Points would be awarded for other extraordinary environmental protection that hasn't been addressed.

10 point maximum

26. Areas of parkland, woodland, or other open space (above minimum)

Purpose: Encourage creation of open space areas in a development, whether they are active park areas in a development, whether they are active park areas or passive woodland areas or other open space.

Criteria: 1 point per acre of dedicated parkland (acceptable to the City) or other open space areas that are in outlots or conservation easements.

30 maximum points.

Wetlands and areas on steep slopes would not count.

Open space areas must be 50 feet or larger in the smallest dimension to be counted in this category.

27. Innovation and Utilization of New Technologies and Materials

Purpose: Reward innovative proposals that include new and creative design approaches and/or utilize new technologies and/or building materials within the overall site layout, buildings, and/or other development features.

Criteria: Points will be awarded where the applicant's plans feature creative and efficient methods of design or incorporate new technologies or materials. For example, the use of building-integrated solar technology (AKA solar skins) for a development that provides high energy efficiency while being aesthetically compatible with the surrounding neighborhood.

10 point maximum

Corcoran PUD Public Benefits Policy

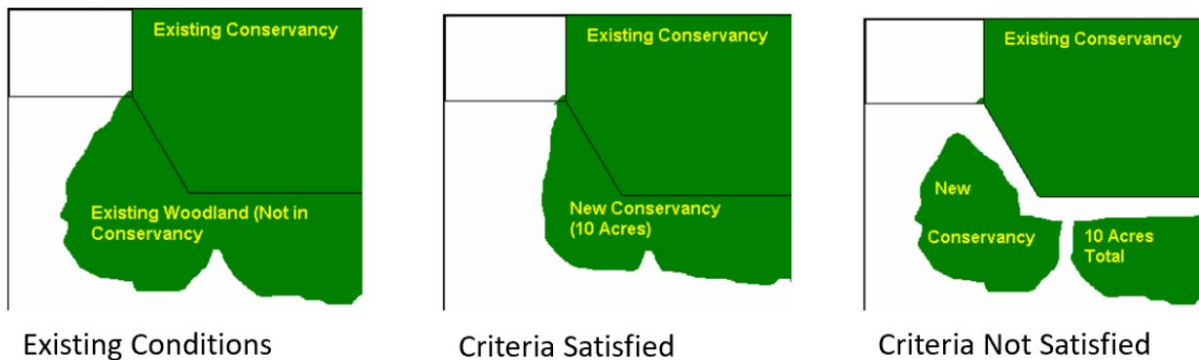
1. Placement of uses so as to integrate with adjacent uses.

Purpose: To reward developments that make connections to adjacent properties and uses.

Criteria: This public benefit can be accomplished if there is an opportunity to connect adjacent uses and such connections are made. Examples include the following:

- Placing features, such as private parks and conservation areas, contiguous to existing or planned private parks or conservation areas (as long as there was a choice to put it somewhere else.)
 - o It is seen even more of a public benefit when there are no restrictions for public access to these areas.
 - o Public parks are not eligible as a public benefit under this category.
- A conscious effort to link the neighborhood to public or semi-public uses (schools, religious institutions, etc.).
- Adjacent development has the opportunity to link to the development in question.

Example



2. Collaboration with adjoining landowner(s).

Purpose: To encourage an open dialogue between many landowners.

Criteria: This public benefit may be accomplished when a developer demonstrates collaboration with property owners and residents within the surrounding neighborhood.

Applicants must host a neighborhood meeting early in the process as a required component of the PUD process. It may be seen as a public benefit when applicants demonstrate that they incorporated meaningful feedback and continued ongoing discussions in an effort to work with neighboring property owners to create a more unified plan for the larger neighborhood. Collaboration may also offer a better chance to accomplish other identified public benefits.

3. Appropriately located neighborhood scale commercial/office uses.

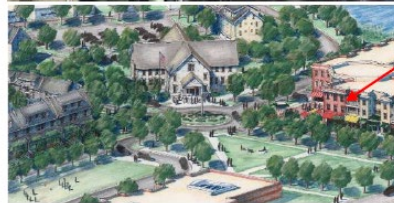
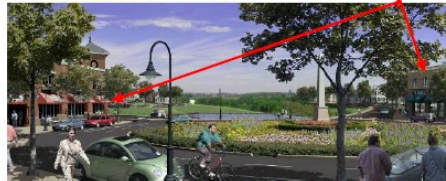
Purpose: To reward developments that provide small scale commercial/office uses.

Criteria: This benefit will be considered on a very limited basis and may be accomplished when small scale commercial/office uses are appropriately located within or adjacent to a residential or mixed-use neighborhood. This category is typically not applied to land guided as low-density residential in the City's Comprehensive Plan; however, consideration will be given to appropriately located non-residential uses contemplated in RSF-1, RSF-2, or RSF-3 (e.g., daycare facilities, educational facilities, and places of worship).

Examples:



Appropriately Scaled
Neighborhood Commercial



4. Percentage of units within ¼ mile of an identifiable neighborhood focal point.

Purpose: Encouragement to give new neighborhoods a unique identity and to serve as an ordering device.

Criteria: This public benefit may be satisfied if approximately 20% of units within a development are within ¼ mile of an identifiable neighborhood focal point.



Examples of neighborhood focal points include the following: parks, greens, squares, monuments, historic structures (silos, barns, granaries, etc.), picnic shelters, and community gardens. Monument entrance signs into a development are not considered an identifiable neighborhood focal point, but may be considered as a visual terminus discussed subsequently in this document.

5. Distribution of attached units.

Purpose: Encourage smaller clusters of attached units to be more integrated/intermixed within the larger development.

Criteria: This benefit can be satisfied if no more than 1/3 of attached units within the development are located in the largest cluster of attached homes.

In other words, a PUD must have at least 3 separately located groups of attached units dispersed throughout the development with no more than 1/3 of the total attached units located within a single group.

Example: If there are 100 attached units in a project, there must be at least three separate clusters of attached homes with the largest group of homes not exceeding 33 units.

6. Creation of open space using multi-story buildings.

Purpose: Promote the creation of open space using multi-story buildings.

Criteria: This benefit may be met if it is demonstrated that the applicant purposefully used multi-story buildings for the purpose of creating open space.

This is not a benefit possible in PUDs for land guided as existing residential or low density residential in the City's Comprehensive Plan.



7. Visual Termini

Purpose: Encourage the placement of monuments, statutes, gazebos, or other landmarks at the end of streets.

Criteria: This public benefit may be satisfied with the incorporation of a visual termini. An entrance monument providing neighborhood identity may qualify to satisfy this public benefit. Other termini examples (such as statutes and gazebos) that are less common may be considered more of a public benefit than an entrance monument sign for the development.



8. Attached units are embedded.

Purpose: Reduce the amount of attached units visible from major roadways.

Criteria: This public benefit may be satisfied if attached units abut no more than 30% of the perimeter of a major roadway (in linear feet).

Only areas where there is an opportunity to build units will be included in the total perimeter measurement. Wetlands or otherwise unbuildable areas will not be included.

Attached units are not considered to abut the ROW if there is an outlot or feature between them and the ROW of the area is landscaped and/or has a setback exceeding 60 feet.

This criterion is only applicable to proposals with land guided as low-density, medium-density, or mixed residential and detached units are a component of the proposed development. Areas guided for high-density and mixed use are not expected to satisfy this identified public benefit.

Example: A development has 1,000 linear feet of major roadway and 200 feet of the major roadway has attached units adjacent to it.

9. Exceptional Landscaping to Buffer Homes From Major Roads.

Purpose: Buffer homes from major roadways.

Criteria: This public benefit may be satisfied if a heavily landscaped buffer is provided along major roadways. Any newly planted vegetation must be salt tolerant. The landscaping should be comprised of a variety of overstory and understory trees, evergreens, and/or shrubs in general conformance with the parameters outlined for Buffer Yard Class B in Section 1060.070, Subd. 2(J)(1)(f). An open decorative fence may also be incorporated into the buffer. Retention of existing woods or healthy, mature landscaping where

possible is preferred and may qualify towards the buffer even when the exact parameters of Buffer Yard Class B are not satisfied.



10. Percentage of units within 1,000 feet walk from a park.

Purpose: Promote location of parks within a short walk from people's homes.

Criteria: This public benefit may be satisfied if at least 20% of the homes within a development are within a 1,000-foot walk from a private or public park.

This will be measured along roadways and/or trails.

11. Internal Trail Connections

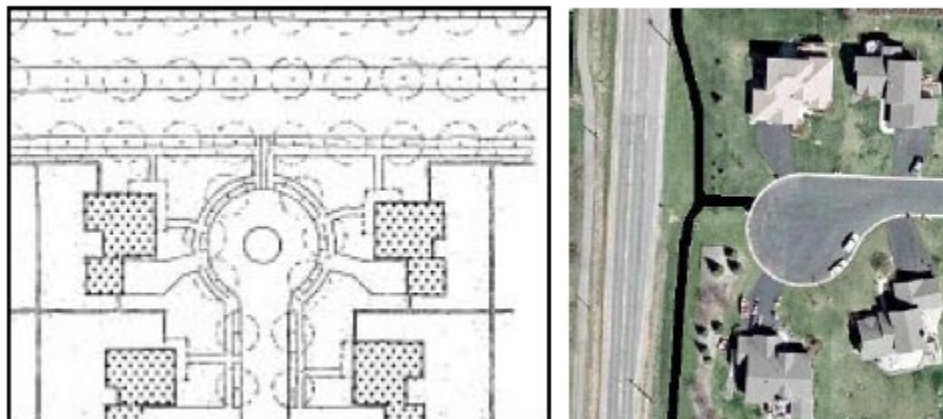
Purpose: Encourage the creation of off-road trails within a neighborhood.

Criteria: This benefit may be met by the creation of internal trails to provide pedestrian and/or bicycle movement within a development.

12. Cul-de-sacs are open ended.

Purpose: Foster the creation of pedestrian and bicycle connections or trail systems along arterial and collector roadways.

Criteria: To satisfy this public benefit, approximately 50% of the cul-de-sacs within the development should be open ended. If there is an existing or proposed trail abutting an open-ended cul-de-sac, a trail connection must be provided.



Cul-de-sac with a trail connection to the arterial at the end.

13. Open Space is consolidated and usable.

Purpose: Create open space areas that can be usable to the neighborhood, either passively or actively.

Criteria: This public benefit may be satisfied if the open space is created based on the following guidelines:

- Buildings are organized around the open space.
- Open space is a framing and organizing feature.
- Open space is accessible to the local population within the neighborhood.
- Open space is designed in such a way that it doesn't appear as though it is someone's backyard.
- Stormwater ponds can be incorporated as a design feature.
- It is preferred that applicants commit to making privately owned open space accessible and usable to the larger public.

It is not expected for open space to achieve all of the above guidelines, but a good faith effort to incorporate as many of the guidelines as possible is expected for this public benefit to be satisfied.



14. Open space is connected with green (natural) corridors.

Purpose: Connect open spaces and reduce the occurrence of isolated open space areas.

Criteria: Where open space is not consolidated, it will be seen as a public benefit to link open space with natural corridors. A well-designed combination of open space areas, trails (formal or informal), and stormwater ponds can help to achieve the purpose of this identified public benefit.

15. Viable open space master plan is created.

Purpose: Encourage developers to create a unified open space plan for their proposed neighborhoods and to use that open space as an organizing device for the neighborhood.

Criteria: It may be seen as a public benefit if developers provide a master open space plan that highlights open space areas and the pedestrian corridors and connections between them. The master plan must also identify long-term maintenance practices and responsibilities.

16. Natural resources and features are retained.

Purpose: Encourage the preservation of significant or unique natural resources and/or topographical features if they exist.

Criteria: This public benefit may be satisfied when a developer retains high-value and/or unique natural features of a site where possible.

Examples of desirable features include high quality natural communities as identified in the 2040 Comprehensive Plan Natural Resources Inventory Areas map, trees, ravines, and hilltops.

A PUD is not expected to retain all identified natural resources or features, particularly on sites comprised of large areas of high quality natural communities. However, an applicant must provide a detailed narrative explaining their efforts to minimize the removal and/or alteration of natural features while achieving their own vision for the site. If multiple natural plant communities are identified on the site, the applicant should attempt to retain areas of each type of community.

17. Extensive internal landscaping.

Purpose: Encourage a larger amount of landscaping than required by code.

Criteria: This public benefit may be satisfied if a proposal includes at least 120% of the minimum landscaping units required in the underlying Zoning Ordinance.

18. Use of native plants in landscaping.

Purpose: Use vegetation that is better adapted to our climate to reduce water consumption and required maintenance.

Criteria: This benefit may be satisfied if landscaping incorporates appropriate use of native plants.

19. Use of preferred trees in landscaping.

Purpose: Encourage incorporation of tree species identified the City as a preferred species..

Criteria: This benefit may be satisfied if proposed landscaping is primarily comprised of trees species identified as preferred in the Northeast District Plan and Design Guidelines. However, PUD proposals located in the Town Center should be primarily comprised of the identified "Suggested Trees for the Town Center" provided in the Southeast District Plan and Design Guidelines.

20. Existing rural structures are retained and/or reused.

Purpose: Preserve existing structures that are in good condition and have historical value.

Criteria: This public benefit is satisfied with the incorporation of existing structures, foundations, etc., into the development for aesthetic and historic preservation purposes.

Preservation of a silo is particularly desired within the community.

Historic structures can be used as identifiable neighborhood centers if integrated into park/open space.

Developers, homebuilders, Homeowner Associations, and homebuyers will not be required to retain historical structures (that were retained as a public benefit in the approval of a PUD) when it is determined it is no longer structurally or financially feasible. If/when this occurs, a visual terminus, such as a gazebo or monument, can replace the rural structure to satisfy the intent of this category.

21. Higher Architectural Standards

Purpose: Encourage a higher architectural standard within PUD proposals.

Criteria: This public benefit is met when a developer goes above and beyond the architectural standards required in code.

Residential developments that honor Corcoran's rural character by incorporating the recommended architectural styles identified in the Southeast District Plan will satisfy this category.

A commitment to use regional building materials may also be considered a public benefit.

22. Lot Size Variety

Purpose: Encourage larger lot sizes.

Criteria: This public benefit may be met if at least 10% of the lots within the development exceed a lot width of 65' or exceed a lot area of 7,500 square feet.

23. Larger Tree Sizes

Purpose: Encourage developments to provide more effective screening and mature landscaping within the first few years of construction.

Criteria: It may be considered a public benefit for developers to commit to planting at least 25% of the required overstory trees at the following sizes:

	Potted/Bare Root or Balled and Burlapped
Shade Trees	4" diameter
Evergreen Trees	10'

24. Natural restoration work

Purpose: Reward developments that restore wooded areas, prairies, wetlands, soils, etc.

Criteria: It may be considered a public benefit if at least 5 acres of natural restoration work is completed to restore wooded areas, prairies, and wetlands.

Removal of buckthorn also qualifies under this public benefit.

25. Extraordinary environmental protection

Purpose: Reward any other unregulated environmental protection that has not already been addressed.

Criteria: It may be considered a public benefit when there is other extraordinary environmental protections implemented not already addressed by this document.

26. Areas of parkland, woodland, or other open space (above minimum)

Purpose: Encourage creation of open space areas in a development, whether they are active park areas in a development or passive woodland areas or other open space.

Criteria: It may be seen as a public benefit when additional acres are set aside for dedicated parkland (if accepted by the City) or other open space areas that are in outlots or conservation easements.

Wetlands and areas on steep slopes would not count.

Open space areas must be 50 feet or larger in the smallest dimension to be counted in this category.

27. Innovation and Utilization of New Technologies and Materials

Purpose: Reward innovative proposals that include new and creative design approaches and/or utilize new technologies and/or building materials within the overall site layout, buildings, and/or other development features.

Criteria: It may be seen as a benefit when PUD plans feature creative and efficient methods of design or incorporate new technologies or materials. For example, the use of building-integrated solar technology (AKA solar skins) for a development that provides high energy efficiency while being aesthetically compatible with the surrounding neighborhood.