

CITY OF CUMMING
PRE-APPLICATION CHECKLIST FOR
PLANNED UNIT DEVELOPMENT ZONING APPLICATION

Date of Pre-submission conference (required): _____

Is this PUD expected to be considered a Development of Regional Impact (DRI)? _____

APPLICATION MATERIALS TO BE SUBMITTED

Submitted?	Application Material or Component Required (Secs. 113-110 and 113-180 Cumming zoning ordinance)	Notes/Comments
	Rezoning application form	
	Metes and bounds legal description	
	Survey plat	
	Application fee	
	Copies (specified #) of application materials	
	Revised pre-application checklist	
	Letter of intent	
	PUD Development plan (Sec. 113-180; See also Sec. 113-111)	
	Proposed land uses (see further details in this checklist)	
	Dimensional requirements (see further details in this checklist)	
	Subdivision plan	
	Phasing plan	
	Architectural elevations of principal buildings	
	Street cross-sections	
	Design guidelines (strongly encouraged; not required)	

ALL LAND USES SUMMARY ANALYSIS

Compliant?	Land Use Summary	Notes/Comments
	Does the development plan provide for vertical mixed use (see definition in Sec. 113-180)? (encouraged/not required)	
	Does the development plan provide for horizontal mixed use (see definition in Sec. 113-180)? (some form of mixed use is required)	

Check all land uses that are included in the development plan:

Included?	Land Use	% land area	Included?	Land Use	% land area
	Detached, single-family			Office- Institutional	
	Dwellings in vertical mixed-use building(s)			Commercial (retail/service)	
	Fee simple townhouses			Other (specify)	
	Freestanding multi-family dwellings			Civic space	
	Residential, other (specify)			Open space	
	Institutional Residential				

RESIDENTIAL LAND USE SUMMARY ANALYSIS

Check all types of residential and, if the particular type of residential use is included, complete additional information for residential land uses that are incorporated into the development plan. Note: if there is more than one size (type) of single-family lots, specify for the different types:

Included?	Residential Use	Acreage	% Total Land Area	Total # Units	Density (units per acre)	Notes/ Comments
	Detached, single-family lots (type 1)					
	Detached, single-family lots (type 2)					
	Detached, single-family lots (type 3)					
	Units in vertical mixed-use building(s)					
	Fee-simple townhouses					
	Free-standing multi-family					
	Other (specify)					
	Subtotal all Residential					

DIMENSIONAL REQUIREMENTS FOR LAND USES

For each type of type of land use included, provide the following dimensional requirements that will govern development if approved. Note: if there is more than one size (type) of single-family lots, specify for the different types:

1. Single-family, detached, residential (type 1) (if applicable)

Dimensional Requirement	Requirement	Comment/Note
Building height (max.) (feet)		
Building height (max.) (# stories)		
Lot size (min.)		
Lot width (min.)		
Building coverage (max.)		
Floor area per dwelling (min.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Setback, accessory building/structure (min), from side or rear property line		
Open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per unit)		

2. Single-family, detached, residential (type 2) (if applicable)

Dimensional Requirement	Requirement	Comment/Note
Building height (max.) (feet)		
Building height (max.) (# stories)		
Lot size (min.)		
Lot width (min.)		

City of Cumming, Planned Unit Development (PUD) Zoning Pre-Application Checklist

Building coverage (max.)		
Floor area per dwelling (min.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Setback, accessory building/structure (min), from side or rear property line		
Open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per unit)		

3. Single-family, detached, residential (type 3) (if applicable)

Dimensional Requirement	Requirement	Comment/Note
Building height (max.) (feet)		
Building height (# stories) (max.)		
Lot size (min.)		
Lot width (min.)		
Building coverage (max.)		
Floor area per dwelling (min.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Setback, accessory building/structure (min), from side or rear property line		
Open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per unit)		

4. Vertical mixed-use buildings (if applicable)

Dimensional Requirement	Requirement	Comment/Note
Building height (max.) (feet)		
Building height (max.) (# stories)		
Building height (min.) (feet)		
Building height (min.) (# stories)		
Building coverage (max.)		
Floor-to-area (FAR) ratio, residential component only (max.)		
Floor-to-area (FAR) ratio, non-residential component only (max.)		
Floor-to-area (FAR) ratio, all uses combined in building (max.)		
Floor area per dwelling (min.)		
Floor area per dwelling (avg.)		
Setback, vertical mixed-use building, front (min.)		
Setback, vertical mixed-use building side (min.)		
Setback, vertical mixed-use building, rear (min.)		
Front build-to line, vertical mixed use building (min./max)		
Civic/open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per unit)		
Are any of the parking spaces proposed to be in structured parking?		

5. Fee-simple townhouse (if applicable)

Dimensional Requirement	Requirement	Comment/Note
Building height (max.) (feet)		
Building height (max.) (# stories)		
Lot size (min.)		

City of Cumming, Planned Unit Development (PUD) Zoning Pre-Application Checklist

Lot width (min.)		
Building coverage (max.)		
Floor area per dwelling (min.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Setback, accessory building/structure (min), from side or rear property line		
Open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per unit)		

6. Freestanding multi-family residential (if applicable)

Dimensional Requirement	Requirement	Comment/Note
# of units (1 bedroom) and percent of total units		
# of units (2 bedroom) and percent of total units		
# of units (3 bedroom) and percent of total units		
Building height (max.) (feet)		
Building height (max.) (# stories)		
Building coverage (max.)		
Principal building separation (min.) (feet)		
Floor area per dwelling (min.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Setback, accessory building/structure (min), from side or rear property line		
Open space (min.) (% of land area devoted to this use)		
Active recreation (specify type) (min.) (% of land are devoted to this use)		
Parking (min. spaces per unit)		

7. Freestanding institutional residential (if applicable) (e.g., nursing home)

Dimensional Requirement	Requirement	Comment/Note
# of beds		
Building height (max.) (feet)		
Building height (max.) (# stories)		
Building height (min.) (feet)		
Building height (min.) (# stories)		
Building coverage (max.)		
Floor-to-area (FAR) ratio (max.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Front build-to line, principal building (min./max)		
Civic/open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per 1,000 square feet building or per unit)		

8. Freestanding office-institutional (if applicable)

Dimensional Requirement	Requirement	Comment/Note
Building height (max.) (feet)		
Building height (max.) (# stories)		
Building height (min.) (feet)		

City of Cumming, Planned Unit Development (PUD) Zoning Pre-Application Checklist

Building height (min.) (# stories)		
Building coverage (max.)		
Floor-to-area (FAR) ratio (max.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Front build-to line, principal building (min./max)		
Civic/open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per 1,000 square feet building)		

9. Freestanding commercial/retail/service (if applicable)

Dimensional Requirement	Requirement	Comment/Note
Building height (max.) (feet)		
Building height (max.) (# stories)		
Building height (min.) (feet)		
Building height (min.) (# stories)		
Building coverage (max.)		
Floor-to-area (FAR) ratio (max.)		
Setback, principal building, front (min.)		
Setback, principal building side (min.)		
Setback, principal building, rear (min.)		
Front build-to line, principal building (min./max)		
Civic/open space (min.) (% of land area devoted to this use)		
Parking (min. spaces per 1,000 square feet building)		

PUD DESIGN CONSIDERATIONS

Compliant?	Design Consideration (as applicable)	Notes/Comments
	Are principles of “new urbanism” and “traditional neighborhood development” incorporated?	
	Is a vertical mixed use building(s) incorporated and are the streetscapes appropriate?	
	If freestanding commercial or institutional buildings are incorporated, do they abut an existing arterial street, or do they to be located on lots that have direct access to a collector or arterial street?	
	If freestanding commercial or institutional buildings are incorporated, is at least 5 percent (5%) of the lot set aside for civic spaces and streetscapes?	
	Is there a mixture of housing types provided?	
	Are fee-simple townhouses proposed adjacent to vertical mixed use?	
	For smaller-sized detached single-family residential lots, is a grid pattern of streets incorporated?	
	For smaller-sized detached single-family residential lots are town greens comprising at least 10 percent of the land area devoted to such use incorporated?	
	For larger detached single-family lots, particularly those on the periphery, are principles of “conservation subdivisions” followed?	
	If conservation subdivision design is incorporated, is there at least 30% open space provided for the land area devoted to that use?	
	Does the application provide for phasing such that any free-standing multiple-family residential buildings proposed shall not be	

City of Cumming, Planned Unit Development (PUD) Zoning Pre-Application Checklist

	constructed until after development of one or more vertical mixed-use buildings and/or commercial and institutional buildings?	
	Do natural buffers for riparian areas, greenbelts, passive recreation areas, active outdoor recreation areas, village greens, courtyards, pocket parks, civic (hardscape) spaces, landscaping, and other amenity areas, or appropriate combinations thereof, comprise at least 20 percent of the land area within the PUD?	

CONSISTENCY WITH COMPREHENSIVE PLAN POLICIES

Compliant?	Planning Considerations (as applicable)	Notes/Comments
	Is the property to be developed as a PUD designated for mixed use on the future land use plan map of the comprehensive plan?	
	Does the PUD design ensure efficient, functional and compatible land use patterns?	
	Are office-institutional uses used as a transition between freestanding commercial and residential subdivisions?	
	Overall, does the proposed project meet the general environmental policies?	
	Does the proposal preserve all or a substantial amount of the flood plains and wetlands on site?	
	Have "better stormwater site design practices" been considered and if appropriate, incorporated?	
	Does the PUD provide for "life cycle" or "mixed generation" communities?	
	Does the PUD mix different types of housing units (detached single family, attached single family, duplex, quadraplex, etc.) on the same site or within the same development?	
	Is active recreation incorporated into the PUD? (e.g., community center), appropriate to the context and size of residential development provided?	
	Does the PUD attain a ratio of 1.5 jobs for every housing unit within the development, or alternatively, does nonresidential building floor area equal or exceed the total residential floor area within the PUD?	
	Does the PUD incorporate an extension of the grid street system?	
	Does the PUD provide for the connection of streets to provide a local street network that serves as an alternative to the arterial and collector street system?	
	Does the PUD provide for inter-parcel vehicle access points, where compatible, between different parts of the development?	
	Is there a defined system for pedestrian access appropriate to the context (e.g., sidewalks, streetscapes, trails, etc.), linking all parts of the PUD and to the existing external sidewalk system of the city?	