



Buncombe County Planning & Development

Application for Additional Conditional Use Standards: Level II Planned Unit Development (PUDII)

Please complete all sections of the application.

A. Property Information

PIN(s): _____

Address(es): _____

Project Name: _____

Acreage: _____

B. Application for a Level II Planned Unit Development

Application is hereby made to the Board of Adjustment to issue a Conditional Use Permit for a Level II Planned Unit Development (*please provide a brief description of the project*):

C. Applicant Contact Information

D. Owner Contact Information (*If different*)

Company/Corporate Name (*if applicable*)

Applicant's Name

Mailing Address

City, State, and Zip Code

(_____) _____
Telephone

Email

Owner's Name

Mailing Address

City, State, and Zip Code

(_____) _____
Telephone

Email

OFFICE USE ONLY:

Date received: _____ Case number: _____

Scheduled BOA Hearing: _____

E. LEVEL II PLANNED UNIT DEVELOPMENT BURDEN OF PROOF

Before issuance of a conditional use permit for one of the specific uses listed in §78-678(b) *Conditional Use Standards* of the Buncombe County Zoning Ordinance, additional standards must be met. In the spaces provided below, indicate **the facts you intend to demonstrate** and **the arguments that you intend to make** to demonstrate to the Board that it can properly grant the Conditional Use Permit as provided for in §78-678(b)(7) *Conditional Use Standards, Planned Unit Developments, Level II (PUDII)*. The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Conditional Use Permit for a PUDII.

If necessary please provide the information on a separate sheet of paper. Where applicable, indicate if a requirement does not apply and why. If this is a revision to a previously approved PUDII and the answers to the statements below have not changed, indicate "no change from previous approval" in the space provided.

1. Indicate ownership of the subject property. The land in a PUDII shall be under single ownership or management by the applicant before final approval and/or construction, or proper assurances (legal title or execution of a binding sales agreement) shall be provided that the development can be successfully completed by the applicant.

2. Indicate all proposed uses. PUDIIs must include only non-residential uses.

3. Indicate the height of all structures. The normal maximum structure height may be waived for the PUDII, provided that unique elements of the development impose requirements for additional height that are not universal throughout the zoning district. Additionally, PUDIIs in excess of the normal maximum height require that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment. PUDIIs within the Blue Ridge Parkway Overlay District may not contain structures which exceed the maximum height allowed within the overlay district.

4. Indicate distances between buildings. The minimum distance between buildings shall be 20 feet or as otherwise specified by the Board of Adjustment to ensure adequate space for emergency vehicles.

5. Indicate number of parking and loading spaces proposed. Parking requirements may be waived for the PUDII, provided that the spirit and intent of this section are complied with in a total development plan, as determined by the Board of Adjustment.

F. CERTIFICATION

- I hereby certify that I am the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of my knowledge and hereby make application for a Conditional Use Permit for a PUDII. Any information given that is incorrect will cause this application to become null and void.
- I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application.

Signature of Petitioner

Month Day Year