



PLANNED UNIT DEVELOPMENT APPLICATION

[WMC 20.62.010 - 20.62.060](#)

PUD APPLICATION FEE : \$100.00 / PUD & SUBDIVISION APPLICATION FEE \$300.00

NON-REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY	DATE RECEIVED	PAYMENT	CHECK <input type="checkbox"/>
	<input type="text"/>	<input type="text"/>	CREDIT CARD <input type="checkbox"/>	CASH <input type="checkbox"/>

Planned Unit Developments (PUDs) are intended to allow for flexibility in design and coordinated development of larger or more complex projects while ensuring consistency with the Wrangell Comprehensive Plan and protection of neighboring properties. Because of their potential impacts and integrated nature, all PUDs are subject to the conditional use approval criteria in Wrangell Municipal Code (WMC) Chapter 20.68, as well as the specific standards and procedures set forth in WMC Chapter 20.62.

Some PUDs may include the subdivision of land. In such cases, platting is subject to the provisions of WMC Title 19, including but not limited to Chapters 19.12 and 19.16. Subdivision and PUD applications will be reviewed concurrently and forwarded to the Borough Assembly for final action. PUDs that do not involve subdivision remain subject to Planning & Zoning Commission review and approval in accordance with the conditional use criteria.

Required Findings for Approval of a PUD

In order to grant or recommend approval of a PUD, the Planning & Zoning Commission shall make, with respect to the requested adjustments from the base zoning district or other WMC standards, the following findings:

- A. The deviations will not have a material adverse impact on surrounding uses as conditioned and will not be detrimental to public health, safety, or welfare;
- B. Exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan;
- C. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD; and
- D. The PUD is in general conformance with the Comprehensive Plan.

Conditions of Approval for the Conditional Use Permit within a PUD

To approve a conditional use permit as part of a PUD, the Commission shall also make the additional findings and impose the following conditions under WMC Chapter 20.68:

- A. When the appearance, traffic generated, noise, or other characteristics of the use would have an adverse effect upon neighboring properties, additional yards, site area, uncleared buffer strips, fences, hedges, or other safeguards shall be provided by the conditional use in a manner sufficient to prevent any such adverse effect.
- B. Provisions for sewage disposal and water service shall be acceptable to all applicable health regulations.
- C. Exits and entrances and off-street parking for the conditional use shall be located to prevent traffic hazards or congestion on public streets.
- D. In addition to the conditions of subsections (A) through (C), schools, governmental and civic buildings, and other public uses shall meet the following condition: The proposed location of the use and the size and character of the site shall facilitate maximum benefit and service to the public.

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SECTION I.

APPLICANT'S FULL NAME

EMAIL ADDRESS

PHONE NUMBER

APPLICANT'S MAILING ADDRESS

APPLICANT'S PHYSICAL ADDRESS

LEGAL OWNER'S FULL NAME (IF DIFFERENT THAN APPLICANT)

PHONE NUMBER

LEGAL OWNER'S MAILING ADDRESS

SECTION II.

LEGAL DESCRIPTION

LOT:	BLOCK:	SUBDIVISION:
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PARCEL ID NUMBER

CURRENT ZONING OF PROPERTY

LOT SIZE

Is this property under single ownership/control? All land within the proposed PUD must be under the ownership or legal control of the applicant at the time of application submittal, in accordance with WMC 20.62.020(A).

YES ☐

NO ☐

Does the proposed PUD include a subdivision plat? If yes, the PUD and subdivision applications will be reviewed together and forwarded to the Borough Assembly for final action.

YES ☐

NO ☐

SECTION III.

CONSTRUCTION SCHEDULE

BEGINNING DATE:	END DATE:
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NARRATIVE DEVELOPMENT PLAN (ATTACH AS SEPARATE DOCUMENT)

All Planned Unit Developments (PUDs) must comply with the requirements of Wrangell Municipal Code Chapter 20.62 and must also meet the approval criteria for conditional uses under Chapter 20.68.

Please attach a Narrative Development Plan addressing each of the following required components. Number and title each section clearly.

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SECTION III. Continued

1.) Purpose and Objectives

- State the overall purpose of the PUD and each development area.
- Explain how the project meets conditional use approval criteria under WMC 20.68, including mitigation of impacts and alignment with the Comprehensive Plan.

2.) Land Uses and Development Standards

- Identify proposed uses (principal, accessory, conditional).
- List development standards for each area.
- Note any PUD-wide standards (e.g., design, access, landscaping).

3.) PUD Boundary Map

- Attach a scaled map showing the boundary and labeled internal areas consistent with the narrative.

4.) Subdivision Involvement

- State whether a subdivision plat is included and how it integrates with the development plan.
- Preliminary plat must accompany the PUD application; both are reviewed concurrently and require Assembly approval.
- Identify and justify any deviations from subdivision standards (e.g., road width, lot size, access).

5.) Development Program and Phasing

- Describe project phases and timeline.
- Explain how each phase functions independently.

6.) Property Information

- Provide property location, size, and ownership/control.
- State proposed density by development area and compliance with zoning/plan limits.

7.) Open Space and Common Areas

- Describe location, size, and use of shared spaces.
- Outline ownership and maintenance during construction, phasing, and after completion.

8.) Buildings and Structures

- Summarize use, height, size, and placement of proposed buildings/structures.

9.) Infrastructure and Access

- Describe provision of water, sewer, drainage, and power.
- Identify private roads, easements, or shared circulation with responsibility for construction/maintenance.
- Describe internal roads, ROWs, and public street connections.
- Show parking, loading, and snow storage.

10.) Legal Instruments

- List proposed covenants, easements, and restrictions affecting use, structures, or shared spaces.

11.) Phasing/Platting Schedule

- Provide schedule for platting or subdivision submittals (if phased).

12.) Permits

- List required local, state, and federal permits.

13.) Supporting Plans/Visuals

- Attach site plans and diagrams supporting the narrative.

14.) Maintenance

- Explain how common areas, infrastructure, and facilities will be maintained and by whom.

15.) Public Access

- Identify any safe/practical dedications or easements for public access to trails, parks, or public lands.

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SECTION IV. APPLICATION CHECKLIST

Required for all applications:

- ☐ Narrative Development Plan (see Section III for required content)
- ☐ Surveyed site plan showing PUD boundaries and labeled development areas
- ☐ Site plan showing buildings, roads, access, parking, and snow storage
- ☐ Utility and drainage plan
- ☐ Construction and phasing schedule
- ☐ Description of open space and shared/common areas
- ☐ Ownership and maintenance plan (include draft HOA/covenants if available)
- ☐ List of required permits (local, state, federal)
- ☐ Statement addressing Conditional Use criteria (included in narrative)

If Applicable (Required if Subdivision is Proposed):

- ☐ Preliminary subdivision plat (must be submitted with the PUD application)
- ☐ Platting and phasing timeline
- ☐ List of requested deviations from subdivision standards

May Be Required Before Final Approval:

- ☐ Final plat with legal descriptions and certifications
- ☐ Final covenants, easements, or shared use agreements
- ☐ Agency approvals or coordination documentation
- ☐ Landscaping, stormwater, or traffic impact plans (if requested by staff)

SECTION V. ACKNOWLEDGEMENTS

I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or authorized agent thereof for the property subject herein. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application. All application fees must be paid at the time of filing. Incomplete applications will not be accepted until all fees are paid prior to application review. Additional fees will be applied following approval of the final plat through the borough clerk's office to record the plat map with the Department of Natural Resources Recorder's Office.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT)

DATE