

Final Development Plan

The final planning step in the Planned Unit Development is to adopt the Final Development Plan. After the City Commission adopts an ordinance establishing the Preliminary Development Plan, the applicant may submit the application for the Final Development Plan. The process usually takes between 50 and 70 days and requires diligence of the applicant to ensure the materials submitted are sufficient. A Final Development Plan must be submitted within two years of the approval date of the Preliminary Development Plan (unless otherwise stated in the Preliminary Development Plan).

The Final Development Plan is approved by the Planning Board *without* a public hearing. The Planning Board reviews the Final Development Plan for conformity to the approved Preliminary Development Plan. If there are no substantial modifications (Sec. 9-108(A)) the Planning Board may approve the Final Development Plan.

If a final plat of subdivision is associated with the development, it will be considered and approved according to the Subdivision Regulations and for conformity with the approved Planned Unit Development. In cases where the as-built location of buildings and structures will determine the final, precise location of lot lines or common area boundaries, the applicant must submit final as-built replats, by phase, to be considered and approved in accordance with the Subdivision Regulations and the approved Planned Unit Development.

In all cases, a final plat and all applicable owners association documents must be approved and filed at the Register of Deeds office prior to the issuance of any building permits.

Following completion of all requirements of the Final Development Plan process, the applicant may apply for building permits, provided that all parts of the application for such permits are in full accord with the Final Development Plan and the Ordinance(s) that established the Planned Unit Development District.

2018-12-06

PUD Final Development Plan application checklist

Application materials

- [General Application Form](#)
- \$100 fee (payable to City of Manhattan)
Detailed instructions for the following submittal items can be found in [Sec. 9-106 \(C\) of the Zoning Regulations](#)
- Final development site plan 9-106 (C) (4)
- Final Landscape plans 9-106 (C) (5)
- Final architectural plans 9-106 (C) (6)
- Final exterior lighting plan 9-106 (C) (7)
- Final grading, drainage, and utility plans 9-106 (C) (8)
- Final signage plan 9-106 (C) (9)
- Other information as necessary 9-106 (C) (10)
- Written documents 9-106 (C) (11)

Requirements for the above plans

1. The scale can be no less than 1 inch = 100 feet on a 24 x 36 inch format
2. Include two paper copies and one digital copy
3. Include one mylar
4. There must be a title block on each page stating: “Final Development Plan _____” followed by the name of the development and a statement of the kind of Planned Unit Development District (Residential, Commercial, Industrial or Combined) that has been established.