PLANNED UNIT DEVELOPMENT
MINOR & MAJOR AMENDMENTS

Any changes to an approved final development plan require approval of an amendment. There are two types of amendments:

**Minor amendments** are reviewed administratively. **Major amendments** must be considered by the Planning Commission at a public hearing, and final approval granted by the City Council.

**THE FOLLOWING ARE CONSIDERED MINOR AMENDMENTS:**
- Increases to signage that was explicitly approved as part of the FDP;
- Landscape changes;
- Parking lot configuration changes (not the number of spaces);
- Less than a 5% change in the number of parking spaces;
- Less than a 10% change in floor area in any one structure;
- Less than a 10% change in the approved separation of buildings;
- Less than a 5% change in the ground area covered by the project; or
- Less than a 5% change in the number of residential units.

**Note:** The Director may determine that a proposed minor amendment is in fact a major amendment and may refer such proposals to the Planning Commission and City Council.

**Fee:**
Application fee for a minor PUD amendment is $400.00. Applications are available on the city's website or at City Hall.

**THE FOLLOWING ARE CONSIDERED MAJOR AMENDMENTS:**
- Any decrease in the amount of approved open space;
- More than a 10% change in floor area in any one structure;
- More than a 10% change in the approved separation of buildings;
- Any change in approved setbacks from property lines;
- More than a 5% change in the ground area covered by the project;
- More than a 5% change in the number of parking spaces; or
- The introduction of new uses not included in the final development plan (FDP) approval.

**Fee:**
Major PUD amendment - $1,000 plus $5/$1,000 of the project value (construction cost) up to a maximum fee of $5,000.

Minor PUD amendment - $400