

# PUD MASTER LAND USE PLAN APPLICATION



102 Town Hall Dr., Leland, NC 28451  
www.townofleland.com

Planning and Inspections Department  
Phone 910-371-3390 Fax 910-371-1158

## FEES

Less than 50 acres	\$700.00
50-100 acres	\$900.00
More than 100 acres	\$1,000.00 + \$.15 per acre

## Instructions

- You are encouraged to arrange an informal pre-application conference with staff prior to the date upon which you intend to submit an application. By attending this conference, it will help you submit a complete and acceptable application. You should bring a rough sketch of your proposal to this conference. Staff will point out any significant design problems, advise you regarding the required approval letters, and generally assist you in preparing an acceptable application.
- Provide twelve (12) 24" X 36" paper copies of the maps and plans in question for technical review. Additional copies will need to be provided prior to Planning Board and Town Council.
- Provide digital PDF format copies of all plans, maps, applications, and supporting documents.
- It is the responsibility of the owner to research and evaluate the site and the proposal to ensure that the development will conform with the interests of the health, safety and welfare of the future residents, whether owners or tenants.
- A complete application includes the appropriate fees and supporting documentation. All incomplete applications will be returned to the applicant with a letter outlining its deficiencies.

## Project Information

Development Name: \_\_\_\_\_

Location: \_\_\_\_\_

Property Owners Name: \_\_\_\_\_

Property Owners Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**Consultant Information**

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**Project Details**

\_\_\_\_\_ Number of proposed residential lots

\_\_\_\_\_ Minimum lot size (square feet)

\_\_\_\_\_ Density

\_\_\_\_\_ Maximum lot size (square feet)

\_\_\_\_\_ Total Acreage

\_\_\_\_\_ Average lot size (square feet)

\_\_\_\_\_ Acreage in recreation/open space  
(Note: Dedicated passive of which 25% is to be dedicated for active open space.)

Homeowners Association:  
Yes  No

**Roads**

- Public (Provide the total gross linear footage of all public roads.)
- Private
- Both

Total Linear Feet \_\_\_\_\_

Sidewalks Provided  Yes  No

Streetlights Provided  Yes  No

**Water and Sewer**

Public Water  Well

Public Sewer  Septic

Gallons Per Day \_\_\_\_\_

Please Specify the Provider of Water & Sewer Supply: Water: \_\_\_\_\_

Sewer: \_\_\_\_\_ Other: \_\_\_\_\_

All requests from a prospective sewer user whose allocation will come from the Town of Leland that is in excess of 2,000 gallons of wastewater per day must be approved in advance by the Leland Town Council. Please check with the Planning Staff when completing out this application if you have any questions.

**Proposed use of the land** (Please Check all that fits the project type)

- Residential, single family
- Residential, multiple family

Types of multiple family structures and numbers of each (e.g. duplex): \_\_\_\_\_

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- Condominium (Number of units \_\_\_\_\_)
  - Commercial or Industrial (% of Gross Site \_\_\_\_\_)
  - Other (please describe) \_\_\_\_\_

**Master Land Use Plan Checklist**

Items listed in this checklist must be included on the site plan provided by the applicant to the Planning Staff. Site plans should be drawn at a scale no less than one inch equals 100 feet on a sheet no larger than 24"x 36" folded to 8"x 11" size. All Master Land Use Plans must be prepared by a licensed professional surveyor, engineer, and/or architect/site designer

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the zoning ordinance, subdivision regulations, and any other development related ordinances of the Town of Leland. In addition to the information required in the application for rezoning, the Master Land Use Plan shall include the following:

- Date, Scale, North Arrow, Vicinity Map.
- Open Space Areas, and active and passive recreational areas
- Buffer zones and transitional use areas
- Neighboring land uses and zoning districts
- Zoning of subject tract and abutting tracts
- Systems and easements for water, sewer and drainage
- Streets, sidewalks and parking lots
- Vehicular and pedestrian circulation systems
- Structures, buildings, roads, easements and land uses
- The location of all existing and proposed drainage facilities necessary to serve the site (including easements)
- Order of development or areas to be developed in sequential order
- Vegetation
- Nonresidential land uses, buildings and structures
- All single-family, patio home and/or multi-family dwelling units.
- Commercial areas

**Certification**

I certify that I am authorized to make this application, that the information provided is correct to the best of my knowledge, and that I am authorized to grant, and do grant, permission to the local zoning official to enter on the property described above for the purpose of inspections. I understand that since this is a new use, I may be required to update the premises to become zoning compliant. I understand that this application is not a building permit and that the proposed use will require a separate review and approval for compliance with the Town's Building and Fire Codes. I also understand that a building permit is required before the start any structural work or occupancy can occur. I understand that if this application is approved, failure to meet any conditions of the approval shall result in the revocation of any permit(s) based upon this certificate. I also understand that failure to do so could result in fines and/or revocations of this zoning compliance permit, should it be approved.

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Signature

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Printed Name

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Date