

Please provide each of the items below.

Planned Development Change

A narrative statement that includes:

- Current and proposed base zoning district
- Description of concept plan
- A statement of the need for the proposed zoning change
- Compatibility of proposed zoning with surrounding zoning and land uses.
- Descriptions that show in what ways the proposal is consistent with the City's Master Plan.

You may also choose to address the decision criteria on which the Planning and Zoning Commission and City Council will base their decision.

- 1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole, and in compliance with the Future Land Use Plan.
- 2) Whether the proposed change is in accord with any existing or proposed plans for providing streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
- 3) The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.
- 4) The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
- 5) How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
- 6) Any other factors which will substantially affect the health, safety, morals, or general welfare

List of proposed development standards including, but not be limited to:

- Permitted uses,
- density, lot area, lot width, lot depth, yard depths and widths,
- building elevations, building material coverage, and building height,
- floor area ratio,
- parking ratios and parking locations,
- access points,
- screening and landscaping,
- accessory buildings,
- signs,
- lighting,
- hours of operation,
- project phasing or scheduling,
- management associations, and
- any other requirements.

A metes and bounds description of the property to be rezoned sealed by a surveyor.

An aerial exhibit of the subject property showing the locations of trees in accordance with the UDC

APPLICATION CHECKLIST

Unified Development Code



<input type="checkbox"/>	Existing Conditions Exhibit. This exhibit shall show the boundary of PD area with metes and bounds labels and important physical features such as existing structures, topography, existing streets, alleys and easements general use, thoroughfares. (See <i>Existing Conditions</i> checklist)
<input type="checkbox"/>	Concept Plan. The plan shall show the following: <ul style="list-style-type: none">• the boundary of PD area with metes and bounds labels• preliminary lot arrangements,• access, proposed streets and thoroughfares,• size, type and location of buildings with building density, building height,• fire lanes,• screening, landscaped areas/plans,• other pertinent development data. (See <i>Concept Plan</i> checklist)
<input type="checkbox"/>	Evidence of communicating the proposal with the adjacent neighborhood
<input type="checkbox"/>	Trip Generation Form and, if required per the UDC
<input type="checkbox"/>	Additional information or drawings, operations data, or expert evaluation when considering the application, including traffic studies and drainage studies as required by the Development Review Committee

