

PD Concept Plan Checklist

Project Name: _____
 Project Contact Name: _____
 Date: _____

Submission of this completed form is a part of the Zoning Application. All items should be "checked off" prior to submittal to ensure a complete submittal. If the applicant deems an item to be "Not Applicable" to the proposed development, it shall be marked as "NA" with an explanation.

| Not Applicable | Included | Item Description | Notes | Official Use Only | | |
|----------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------|------------|----------|
| | | | | Missing | Incomplete | Code Ref |
| | | Submittal Requirements | | | | |
| | | Completed Application and fees | | | | |
| | | Completed PD Concept Plan-Plan Review Checklist | | | | |
| | | PD Concept Plan. If multiple sheets are required, an overall plan shall be submitted (See below for more info) | | | | |
| | | Concept Plan Information Statement (see below for more info) | | | | |
| | | Proposed PD Development Standards (see below for more info.) | | | | |
| | | Proposed Utility Service Plan | | | | |
| | | Traffic Impact Analysis (if required) | | | | |
| | | PD Concept Plan | | | | |
| | | PD Concept Plan shall graphically depict the following: | | | | |
| | | A diagram or drawing of the boundaries of the proposed PD District; | | | | |
| | | Proposed and existing land uses by category (including, if applicable, proposed and existing land uses by category for any sub-areas to be developed within the PD District); | | | | |
| | | Proposed density by type of residential uses, including the maximum numbers of dwelling units for residential uses other than single-family detached, and lot sizes for single-family detached; | | | | |
| | | Proposed estimated total floor area and floor area ratios by category of nonresidential uses, together with residential view analysis, if any; | | | | |
| | | Proposed maximum square footage measured under roof for all structures; | | | | |
| | | Proposed construction type and maximum height indicated. | | | | |

| | | | | Official Use Only | | |
|----------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------|------------|----------|
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| | | Proposed configuration of public and private open space serving the development, showing the relationship to the City's Parks and Open Space Plan, including trail system and access points to the trail system, estimated dimensions and approximate area, and areas to be dedicated to the public or to a private maintenance organization, if known; | | | | |
| | | Proposed and existing thoroughfares, boulevards and roadways; | | | | |
| | | Location of FEMA and Local floodplain limits | | | | |
| | | Proposed School and/or Park Sites | | | | |
| | | To the extent known for adjoining land, existing land uses (by zoning district), existing thoroughfares; and existing open space for such adjoining land; and | | | | |
| | | A general plan for circulation of traffic and pedestrians within and external to the development, including designated points of access. | | | | |
| | | Concept Plan Informational Statement | | | | |
| | | A PD Concept Plan shall be accompanied by an informational statement containing the information set forth below: | | | | |
| | | A general statement setting forth how the proposed PD District will relate to the City's Comprehensive Plan | | | | |
| | | The total acreage within the proposed PD District; | | | | |
| | | If the development is to occur in phases, a conceptual phasing plan that identifies the currently anticipated general sequence of development, including the currently anticipated general sequence for installation of major capital improvements to serve the development. | | | | |
| | | An aerial photograph with the boundaries of the PD Concept Plan clearly delineated. | | | | |
| | | Proposed PD Development Standards | | | | |
| | | Proposed PD District development standards shall be processed simultaneously with the zoning amendment application, and if the zoning amendment application is approved, such standards shall be incorporated as part of the PD Ordinance. Such proposed development standards may include (but shall not be limited to): | | | | |
| | | Uses | | | | |
| | | Density | | | | |
| | | Lot size | | | | |
| | | Lot dimensions | | | | |
| | | Setbacks | | | | |
| | | Coverage | | | | |

| Not Applicable | Included | Item Description | Notes | Official Use Only | | |
|----------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------------------|------------|----------|
| | | | | Missing | Incomplete | Code Ref |
| | | Amenities | | | | |
| | | Streetscape | | | | |
| | | Height | | | | |
| | | Landscaping | | | | |
| | | Lighting | | | | |
| | | Fencing | | | | |
| | | Parking and loading | | | | |
| | | Signage | | | | |
| | | Open space | | | | |
| | | Drainage | | | | |
| | | Utility and street standards | | | | |
| | | Floodplain details | | | | |
| | | Proposed Utility Service Plan | | | | |
| | | A proposed utility service plan pertaining to sanitary sewers, storm drainage, potable water supply, fire protection water supply, street lighting, showing general locations of major water and sewer lines, lift stations, and indicating whether gravity or forced systems are planned as well as locations of other major utility infrastructure. Utility infrastructure shall be identified as either public or private. | | | | |
| | | Traffic Impact Analysis | | | | |
| | | If deemed necessary by the City Engineer or if required by the PD Ordinance, the applicant for a proposed PD Concept Plan shall submit a traffic impact analysis prior to action by the Commission. The purpose of the analysis is to determine whether the traffic estimated to be generated by the development will necessitate specific on-site or adjacent traffic improvements (e.g., turn lanes, stacking lanes, signalization, etc.) | | | | |

*******End of Checklist for PD Concept Plan*******