

## PLANNED DEVELOPMENT CHECKLIST APPLICATION

- **Application form**, completed
- Three (3) copies of application package
- Signature of applicant and property owner
- **Application Fee**, \$1,500 for 0-10 acres  
11 acres or more - \$50 each additional acre
- In Accordance with **Sec. 90-583, Zoning Ordinance-PD**

### **Application Requirements (see attached)**

- Exterior construction materials for residential and nonresidential uses;
- Maximum height of all structures;
- Screening and buffering between residential and nonresidential uses;
- Residential density (if different from the regulations provided by the city's comprehensive zoning ordinance);

- Nonresidential density (expressed as a floor area ratio);
- Minimum square footage of floor areas for all dwelling units;
- Setbacks for front yards (measured from lot lines), side yards and rear yards and, if applicable, lot coverage;
- Parking regulations and standards (if different from the regulations provided by the city's comprehensive zoning ordinance);
- **Landscape plan** regulations and standards (if different from the regulations provided by the city's comprehensive zoning ordinance); (mixture of row of trees and shrubs)
- Site plan regulations and standards (if different from the regulations provided by the city's comprehensive zoning ordinance);

- A legend detailing the minimum area of open space, the maximum density, the percentage of land allotted to each use, and the general location of each use; and
- Any other regulations or standards proposed by the applicant
- **Survey/plat map**
- **Legal Description**, Metes & Bounds
- **Site Plan/Concept Plan** (drawn to scale), including existing and proposed uses/building/parking and means of ingress/egress/square footage of building
- **Elevation**, rendering of building, signage (during submittal of detail Development Plan)
- **Narrative Statement**
- **Traffic Impact Analysis**: such analysis shall take into consideration the capacity of existing and future streets, projections of the traffic that will be generated by the

- proposed development, the ability of existing and future streets to accommodate the projected traffic generated by the proposed development, and measures to mitigate high traffic areas and effects.
- **Capital improvements study/statement**: specifying the current and future capital improvements, facilities expansion, and anticipated level of increase in municipal services generated by the proposed PD district. Such study shall include a description of any anticipated special, road, flood, or utility districts which may be created to serve the PD district as well as any potential impact on present and future ad valorem and sales tax levels. Such study and description will be provided for informational purposes only and shall not become part of the PD ordinance. (Examples: road improvements, park facilities(playground), sidewalks)

- **School Impact Statement**: Analysis of the impact of the proposed development on the affected independent school district. Ex. Expected amount of enrollment based on residential units.
- **Preliminary Drainage Study**: a general description of the stormwater management techniques that will be used to develop the property. Such study and general description will be provided for informational purposes only and shall not become part of the PD ordinance. Detailed drainage plans for stormwater management will be prepared and approved in accordance with the city's subdivision regulations.
- **Water and Wastewater Service**: description of the manner in which water and wastewater service will be provided to the property and a utility impact study/analysis showing the effect on existing and future area utility systems.

- **Development Plan**: denoting the following:
  - Accurate scale drawing showing proposed streets and alleys; building sites or lots and dimensions; areas proposed for dedication; areas proposed for parks, playgrounds, and utility easements if applicable; proposed drainage easements; areas for nonresidential parking; proposed school and municipal facilities sites and areas; and proposed points of ingress and egress from existing streets
  - **Elevations**: drawings depicting nonresidential buildings from the north, south, east and rear view. Such drawings shall also denote proposed building materials