

DEVELOPMENT PLAN: Plan Approval Guidelines

Development Plan: Application for a "Planned" zoning, or a Conditional Use, and development plan approval shall be made in accordance with the procedures outlined in Article 28 of the Regulations. The application shall include a development plan, which describes the applicant's intentions for the use and development of the property. The development plan should demonstrate its consistency with the applicable resource protection or land use plans, and any interlocal planning or coordination agreements. At a minimum, the development shall include and/or display the following information:

1. A certified topographic survey at no more than 2 foot contour intervals, drawn to a scale of 1" = 100' or greater, indicating the legal description, property boundary, existing contours, existing utilities and easements, and natural and manmade features of the property.
2. A development plan, drawn to the same scale as the topographic survey, indicating:
 - A. Existing contours (shown as dashed lines);
 - B. Proposed contours (shown as solid lines);
 - C. Location and orientation of all existing and proposed buildings;
 - D. Areas to be used for parking, including the number and arrangement of stalls;
 - E. Areas to be developed for screening, including the location of plant materials, and screening structures and features;
 - F. Pedestrian and vehicular circulation, and their relationship to existing streets, alleys and public right-of-way;
 - G. Points of ingress and egress;
 - H. Location of all existing and proposed utilities (sanitary sewage systems, water systems, storm drainage systems, gas lines, telephone lines and electrical power lines);
 - I. Drainage controls (retention or detention ponds);
 - J. Location, size and characteristics of identification and business signs;

- K. Lighting layout, appurtenances, and intensity of illumination;
 - L. Proposed finished floor elevations of all buildings and structures.
3. A statement of intent shall accompany the preliminary development plan to explain the measures used to achieve compatibility of the proposed development with surrounding properties through the planning of the site and the location and design of structures.
4. A development plan for any of the conditional uses listed below, or for any other use which significantly affects the quality of the environment, must be accompanied by an environmental impact statement:
- A. Commercial stockyard or feedlot.
 - B. Quarrying, mining, removal of sand, gravel, stone, coal or topsoil and the processing of the same, including asphalt and concrete plants, except temporary asphalt or concrete plants, which are defined as such plants which are not proposed to be maintained in the same location for more than one year.
 - C. Radio or television broadcasting towers and/or stations, microwave transmitting and/or receiving towers and/or stations, or any tower or other similar structure 50 feet or more in height; whether publicly or privately owned.
 - D. Solid waste disposal area, construction/demolition landfills, industrial landfills, or other solid waste processing facility or scrap material recycling and processing facility.
 - E. Any industrial use listed in section 21-103 {40} of these Regulations as amended.

The Planning Commission shall review the application along with the development plan and shall recommend approval or denial of the development plan to the Governing Body, or may request modifications to the development plan as deemed necessary to carry out the spirit and intent of these Regulations. Approval by the Governing Body shall constitute approval and permanency of the development plan, thereby establishing the criteria for construction of the proposed development.