

ZONING ORDINANCE

ARTICLE 12

DEVELOPMENT PLANS

1200 GENERAL

This section sets forth the content and procedure for submission, review, and approval of all development plans called for by the Planning Commission.

The Commission at its discretion may require the submission and approval of a preliminary and/or a final development if the Commission finds there are existing or potential substantial flood, drainage, traffic, topographic, or other similar problems relating to the development of the subject property in the vicinity.

1210 PRELIMINARY DEVELOPMENT PLANS REQUIRED

Preliminary development plans shall be submitted after requested by the Commission and contain all information required by Section 1330 below. A public hearing on a map amendment shall not be held until the required preliminary development plan has been submitted to the Commission. If the preliminary development plan is disapproved or if the Commission fails to approve or disapprove the plan and the map amendment is subsequently approved by the City Council, the Commission shall approve a development plan for the subject property which shall be the final development plan.

1220 FINAL DEVELOPMENT PLANS REQUIRED

Final development plans required herein shall be submitted within two (2) years of the approval of the Preliminary Development Plans and the Commission shall approve a final development plan for the subject property with such conditions as are found necessary to comply with the provisions of this ordinance. If any, within ninety (90) days after the applicant has submitted his development plan.

1230 CONTENTS OF PRELIMINARY DEVELOPMENT PLAN

- A) Vicinity sketch
- B) Topography with contour interval of five (5) feet or less

- C) Location, arrangement, and approximate dimensions of existing and proposed driveways, streets, sidewalks, parking areas, and layout of spaces, points of ingress and egress, and other vehicular and pedestrian rights-of-way
- D) Screening, landscaping, buffering, recreational, and other open space areas.
- E) Approximate size, location, height, floor area, building area, arrangement of proposed and existing buildings and signs.
- F) Proposed design of storm drainage areas and facilities
- G) Proposed and existing easements

1240 CONTENTS

- a) Vicinity Sketch
- b) Topography with contour interval of two (2) feet or less
- c) Boundary features such as bearings and dimensions of all property lines.
- d) Size, location, height, floor area, building area, and arrangement of proposed and existing buildings and signs
- e) Screening, landscaping, buffering, recreational and other open space areas showing dimensions of materials of fences, planting, buffer and other open areas.
- f) Location, arrangement, and dimensions of existing and proposed driveways, streets and street cross section drawings, sidewalks, parking areas including a number of off-street parking spaces, points of ingress-egress, off-street loading areas and other vehicular and pedestrian rights- of-way
- g) Utilities information on existing and proposed water, gas, electric, telephone, and sewer lines, including location of easements, size of lines and location of appurtenances.
- h) Location and dimensions of other existing or proposed easements
- i) Statistical summary of above items

1250 APPROVAL OF DEVELOPMENT PLAN BEFORE BUILDING PERMIT

When the Planning Commission has required a Development Plan to be submitted no building permit shall be issued until –a development plan is approved by the Commission and a copy of said plan is certified by the Chairman

and Secretary of the Commission. The approval of a development Plan shall limit and control the issuance of all building and occupancy permits, and restrict the construction, location and use of all land and structures to the conditions set forth in the plan.

1260 AMENDMENTS TO DEVELOPMENT PLAN

Amendments to approved development plans can be made only official
Planning Commission