

Planning Department Oconee County, Georgia

Rezone Applications - Existing MPD Amendments [Prior to April 5, 2005] Submittal Checklist

Tax Parcel #: _____ Current Zoning: _____

Acreage: _____ Requested Action: _____

Project Name: _____

Development Type: _____

Design Professional: _____

Instructions: ✧ Review each item. Mark the appropriate answer boxes. Items which need to be corrected, mark the "No" box and comment number in red ink.

✧ Each reference refers to the Unified Development Code, unless otherwise indicated.

<i>Review Items</i>	<i>Reference</i>	<i>Compliance</i>
Application:		
▶ Requested Action: ▷ existing & proposed zoning identified ▷ change in conditions (case # identified) ▷ special use identified (zoning district identified)	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Applicant's Name	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Applicant's Physical Address (No P.O. Boxes)	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Applicant's Telephone Number	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Applicant's Status ▷ owner or agent for the owner	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Owners Name ▷ matches Tax Assessor Property Records & Deeds	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Owner's Physical Address (No P.O. Boxes)	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Owner's Telephone Number	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Applicant's Certification ▷ signed ▷ dated ▷ notarized	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Property Location ▷ location description or physical address	1206.02.d	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Tax Parcel Number(s)	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Size (total acreage - must match all submitted material)	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Existing Zoning	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Future Land Use Map Category ▷ designation(s) indicated	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Existing Use(s)	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Proposed Use(s)	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Attachments: ▷ all required attachments indicated	1206.02.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
Authorization Form:		
▶ Property Location: ▷ address ▷ location description	1206.02.b	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Tax Parcel Number(s)	1206.02.b	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Applicant's Name ▷ address (No P.O. Boxes) ▷ city, state, zip code ▷ telephone #	1206.02.b	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Owner's Signature ▷ printed name ▷ title, if any ▷ dated	1206.02.b	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Notarization ▷ notary signature ▷ dated ▷ notary seal	1206.02.b	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Application Fee:		
▶ Refer to Fee Schedule	1206.02.c	Yes <input type="checkbox"/> No <input type="checkbox"/>
Deeds, Legal Descriptions, & Surveys:		
▶ Copy of Warranty Deed(s)	1206.02.e	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Typed Legal Description ▷ metes & bounds description of the area sought for the request	1206.02.e	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Plat of Survey (11x17) ▷ composite plat acceptable for sites with multiple surveys	1206.02.e	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Legal/plat of survey/concept plan all match correctly	1206.02.e	Yes <input type="checkbox"/> No <input type="checkbox"/>
Procedural Review:		
▶ Disclosure of Interest ▷ submitted by the applicant & applicant's attorney	1206.03.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Disclosure of Campaign Contributions ▷ submitted by the applicant & applicant's attorney	1206.03.b	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Development of Regional Impact: ▷ (Refer to the Chapter 110-12-3 of the Georgia DCA - Rules) ▷ For projects requiring DRI Review, complete and submit Form 1 after the submittal is accepted	1213	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ All permits and actions on the subject property are temporarily suspended during zoning process	1214	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ County / State taxes & other assessments paid in full on subject property ▷ proof submitted	1206.02.m	Yes <input type="checkbox"/> No <input type="checkbox"/>

Review Items	Reference	Compliance
Impact Analysis:		
<ul style="list-style-type: none"> ▶ Zoning Impact Analysis: <ul style="list-style-type: none"> ▷ written, documented analysis of the proposed request ▷ Rezones - refer to Standards for Rezoning Consideration - Section 1207.01 ▷ Special Uses - refer to Standards for Special Use Consideration - Section 1207.02 	1206.02.g	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Traffic Impact Analysis: <ul style="list-style-type: none"> ▷ Refer to the criteria required for submittal of a Traffic Impact Analysis under Section 1206.04.b 	1206.02.g	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Additional Requested Impact Analyses <ul style="list-style-type: none"> ▷ any other studies deemed necessary for adequate consideration of the proposed zoning change 	1206.02.g	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Narrative:		
<ul style="list-style-type: none"> ▶ Specific descriptions of the proposed use(s) of the property: 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ total acreage 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ adjacent land uses and zoning 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ existing zoning 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ existing use(s) 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ proposed zoning 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ proposed use(s) 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Traffic Impacts: 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ estimated ADT (Average Daily Trips & Peak Hour Trips) 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ impacts to local traffic 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ proposed entrance / access locations 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Impact to school system 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Method of water supply 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ estimated GPD (Gallons Per Day) 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ location of existing water line indicated 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Method of sewage disposal 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ location of existing county sewer line indicated 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Section provided describing proposed utilities (Garbage, Cable, Phone, Electric, and Gas) 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Method of storm water drainage 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Total number of proposed Lots / Homes / Units / Buildings 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Architecture / Themes of project 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Construction / Facade materials for project 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Range / Average cost of residences/buildings 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Range / Average square footage(s) for residences/buildings 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Estimated value of the project at completion 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Type(s) of ownership 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Common / Open space areas 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Maintenance of common/open space areas 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Buffers 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Sidewalks / Curb&Gutter 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Amenity / Recreation areas 	1206.02.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Attachments to the Concept Plan:		
<ul style="list-style-type: none"> ▶ Architectural Sketches, Photos & Renderings: <ul style="list-style-type: none"> ▷ proposed typical homes / buildings ▷ proposed signage / monuments ▷ proposed landscaping, buffers, screening, or fencing 	1206.05.b.3	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Report setting forth the proposed development schedule: <ul style="list-style-type: none"> ▷ sequence of development ▷ approximate time period for each phase 	1206.05.b.5	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Maintenance of common/open space areas 	1206.05.b.6	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Utility Dept. pre-approval letter required for proposed connections to county sewer 	1206.05.b.7	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Any other submissions or plans needed for evaluation 	1206.02.n	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Concept Plan:		
<ul style="list-style-type: none"> ▶ Prepared by a qualified design professional (architect, engineer, landscape architect, planner, or surveyor) 	1206.05.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Drawn to scale of no less than 1"=100' (approval must be obtained for a different scale) <ul style="list-style-type: none"> ▷ written & graphic scale ▷ North arrow 	1206.05.a.1	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> <ul style="list-style-type: none"> ▶ Sheet size should be no larger than 24"x36" ▷ match lines provided for multiple sheets 	1206.05.a.2	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Vicinity Map (scale must be 1"=2000'; showing adjoining roads, subdivisions, and other landmarks) 	1206.05.a.3	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Existing topography with maximum contour intervals of 5' <ul style="list-style-type: none"> ▷ reference source indicated 	1206.05.a.4	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> ▶ Boundary description (metes and bounds) 	1206.05.a.5	Yes <input type="checkbox"/> No <input type="checkbox"/>

Review Items	Reference	Compliance
▶ Adjacent Properties:	1206.05.a.6	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ adjacent land owners (including those across roadways)	1206.05.a.6	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ adjacent zoning districts	1206.05.a.6	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ adjacent driveways connecting to public R-O-W	1206.05.a.6	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ any other improvements adjacent to the subject property	1206.05.a.6	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ natural & manmade drainage features generated off-site	1206.05.a.6	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Title Block:	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ proposed name of the development	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ type of plan (must read either Rezone or Special Use Concept Plan)	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ owner name	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ developer name	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ applicant name	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ person or firm preparing the plan	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ date of drawing	1206.05.a.7	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Acreage size for each proposed zoning category	1206.05.b.1	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Existing Zoning ▷ stated	1206.05.b.1	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Proposed Zoning ▷ stated	1206.05.b.1	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Tax Parcel Number(s) ▷ stated	1206.05.b.1	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Existing & Proposed Uses Identified:	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ existing buildings and uses	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ proposed buildings and uses	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ any other significant site improvements:	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ buffers: ▷ buffers between incompatible land uses - Section 806	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▷ state protected rivers - Section 904.01	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▷ regulated streams & other state waters - Section 904.02	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▷ conservation corridors - Section 907.02	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Existing & Proposed Infrastructure Shown:	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ existing streets	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ proposed streets	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ proposed driveways connecting to public R-O-W	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ bikeways	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ pedestrian ways	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ parking areas ▷ proposed parking area complies with requirements (Section 604 - Table 6.1)	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ drainage and storm water detention facilities	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ utilities	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ method of supply for utilities stated: ▷ water ▷ sewer	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ public facilities	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ parks and recreation areas	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ tree areas to be retained or added	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ open / common space areas	1206.05.b.2	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ landscaping (including screening and/or fencing)	1206.05.b.3	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ signs (sketches or renderings, also showing locations and easements)	1206.05.b.3	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Statistical & Technical Data:	1206.05.b.4	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ tax parcel number(s) ▷ stated	1206.05.b.4	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ total land area	1206.05.b.4.a	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ land area proposed for public / semi-public uses	1206.05.b.4.b	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ land area proposed for recreational / open space purposes	1206.05.b.4.c	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ land area to be occupied by streets / R-O-W	1206.05.b.4.d	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ land area to be occupied by parking areas	1206.05.b.4.d	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ amount of any land submerged or flood prone ▷ FIRM map / reference indicated	1206.05.b.4.e	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ total ground coverage & floor area of proposed buildings	1206.05.b.4.f	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ total number of proposed lots / buildings	1206.05.b.4.g	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ breakdown of the number & types of proposed buildings	1206.05.b.4.g	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ range of proposed lot / building sizes	1206.05.b.4.g	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ square footage breakdown of the proposed buildings	1206.05.b.4.g	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ typical setback and yard dimensions for proposed lots	1206.05.b.4.g	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ typical dimensions for proposed buildings	1206.05.b.4.g	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Note added to plan: "Stormwater Management shall be in accordance with county, state, and other appropriate ordinances and regulations in effect at time of construction plan approval."	1206.05.b.7.8	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ Intersection / stopping site distance at all project entrances in both directions	1206.05.b.7.8	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ 8 Full Size Copies provided ▷ 1 Reduction (11x17) provided	1206.02.h	Yes <input type="checkbox"/> No <input type="checkbox"/>

Review Items	Reference	Compliance
Master Planned Development Parameters: (For MPD's Existing Prior to April 2005)		
► General Requirements	506.15	
► zoning district allowed as shown on Table 5.7	506.15.a(1)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► concept plan submitted with rezone application	506.15.a(2)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► concept plan sent to DRC members for recommendations	506.15.a(3)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► concept plan reviewed under requirements of Section 1206.05	506.15.a(3)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► MPD provisions or applicable zoning district shall apply	506.15.a(4)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► Criteria For Approval	506.15.b	
► MPD Checklist submitted & complete	506.15.b(1)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► development plan complies with open space, residential development standards and nonresidential development standards as a prerequisite for approval	506.15.b(1)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► use of innovative techniques implemented		
▷ traditional neighborhood design ▷ village concepts		
▷ open space subdivisions ▷ mixed use development	506.15.b(2)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► innovative design used for the protection & accommodation of:		
▷ natural resources ▷ open space ▷ cost savings of less infrastructure	506.15.b(3)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► Review Criteria	506.15.b(4)	
► uses proposed will not be detrimental to: ▷ present surrounding uses		
▷ potential surrounding development as shown on Future Land Use Plan	506.15.b(4)(a)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► design & amenities warrants exception from lot area, setback, & other development standards of applicable zoning district	506.15.b(4)(b)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► land surrounding development can be planned in coordination with proposed development & will be compatible in use	506.15.b(4)(c)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► conforms with general intent of the UDC & Comprehensive Plan	506.15.b(4)(d)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► incorporates features of exceptional architecture, landscaping, & site design	506.15.b(4)(e)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► Development Parameters	506.15.c	
► Proportion & Distribution of Uses (refer to Table 5.4)		
▷ non-residential uses ▷ maximum density		
▷ residential uses ▷ type of commercial development	506.15.c(1)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► "general commercial" ▷ controlled by B-1 zoning district provisions; restricted by Table 5.5	506.15.c(2)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► "highway commercial" ▷ controlled by B-2 zoning district provisions; restricted by Table 5.5	506.15.c(3)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► accessory commercial uses allowed	506.15.c(4)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► commercial structures and uses are integral part of unified development		
▷ residential and commercial uses may be in freestanding buildings within a site or combined together within the same building	506.15.c(5)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► development planned to ensure factors are considered, including the following:	506.15.c(6)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► separation of mixed-use areas from single-use areas	506.15.c(6)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► pedestrian access linkages	506.15.c(6)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► placement of open space & community amenities to define neighborhoods & provide community focus, peripheral buffers, & transitions in use or intensity approaching MPD boundary	506.15.c(6)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► denser portions of residential component & active amenity areas are located internally with less dense residential areas located on periphery of the developed areas	506.15.c(6)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► internal pedestrian access provided	506.15.c(6)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► pedestrian access connected to external access points	506.15.c(6)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► Maximum Number of Dwelling Units		
▷ <i>Formula:</i> Maximum density for zoning district in Table 5.4 X Gross residential acreage for the site (excluding any acreage to be used for commercial development) = Total Number of Dwelling Units Allowed	506.15.d	Yes <input type="checkbox"/> No <input type="checkbox"/>
► Minimum Lot Size		
▷ <i>Note: Street R-O-W, private street easements, landscape buffers & stream buffers, & utility easements are not be included in lot areas when calculating minimum lot sizes</i>		
► single or duplex dwellings with wells/septic tanks meet minimum Env. Health standards	506.15.e(1)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► single-family or duplex dwellings		
► R-1: • 15,000 - Avg. Sf • 5,000 - Min. Sf	506.15.e(2)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► R-2: • 7,500 - Avg. Sf • 5,000 - Min. Sf	506.15.e(2)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► R-3, B-1, & B-2: • 5,000 - Avg. Sf	506.15.e(2)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► multi-family / townhouses • 4,000 - Avg. Lot Area	506.15.e(3)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► Townhouse, condominium or apartment developments intended to occupy a single property, the property shall contain a minimum total area equal to the number of dwelling units times 4,000 square feet	506.15.e(3)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► Minimum Lot Widths ▷ Established on Concept Plan	506.15.f	Yes <input type="checkbox"/> No <input type="checkbox"/>

Review Items		Reference	Compliance		
▶ Minimum Setbacks	▷ Established on Concept Plan	506.15.g	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
▶ Internal Orientation Required					
▶ single-family residential lots front and gain access from a proposed street within the development		506.15.h	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
▶ lots fronting on existing County street (complies with required standards for the underlying zoning district)		506.15.h	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
▶ Minimum Separation From Adjoining Streets		506.15.i	Yes	<input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Buffer Requirements					
▶ permanent buffer established around development adjoining zoning districts including:					
▷ agricultural	▷ residential	▷ agricultural/residential	506.15.j(1)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ buffers conform to design standards under Section 806			506.15.j(1)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ buffer matches minimum required width (refer to requirements under Table 5.6)			506.15.j(1)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ internal buffers provided	▷ allowed to be waived upon request		506.15.j(2)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ conservation corridor buffers and State water buffers included on plan			506.15.j(2)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ storm water management facilities not located within undisturbed buffers			506.15.j(2)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Ownership Control					
▶ all land under single ownership					
▷ individual	▷ tenants in common	▷ other designated legal entity			
▷ partnership	▷ corporation		506.15.k(1)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ owner's association documents submitted			506.15.k(2)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ Concept Plan	▷ Submitted	506.15.l(1)	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
▶ one housing type & required detail shown					
▷ meets requirements for a concept plan as defined in Article 12, Div. I			506.15.l(1)(b)(i)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ multiple housing types & required details shown					
▷ meets requirements for a concept plan as defined in Article 12, Div. I			506.15.l(1)(b)(ii)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ non-residential structures & required details shown					
▷ meets requirements for a concept plan as defined in Article 12, Div. I			506.15.l(1)(b)(ii)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Zoning Impact Analysis	▷ Complies With Section 1207	506.15.m(1)	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
▶ Traffic Impact Analysis	▷ Complies With Section 1206.04.b	506.15.m(2)	Yes	<input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ Quality Development Standards					
▶ acreage not utilized for residential lots, roadway access, and utilities shall be placed in common open space or devoted to recreation amenities			506.15.n(1)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ minimum of 20% of gross project area set aside as common open space			506.15.n(1)(a)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▷ designated open space includes area of the development set aside for conservation, preservation, or passive recreational use, such as walking trails and picnic areas			506.15.n(1)(a)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▷ valuable natural resources and required stream buffers included in minimum required open space			506.15.n(1)(a)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▷ storm water facilities allowed only when the facility is permanent lake or pond & designed and intended for recreational access and use by the occupants of the development			506.15.n(1)(a)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ additional open space allowed only as an active recreation:					
▷ swimming pools	▷ tennis courts	▷ community facilities			
▷ basketball courts	▷ sports fields		506.15.n(1)(b)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ active recreation areas not counted towards required 20% open space for conservation			506.15.n(1)(b)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ required perimeter buffers allowed as part of the 20% open space for conservation			506.15.n(1)(c)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ proposed open space dimensions					
▷ min. 50 Ft. wide	▷ min. 1 acre in size	▷ perimeter buffers included	506.15.n(1)(d)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▷ exception for open space areas by the very nature of its designated boundaries are less than 50 feet in width					
▷ ex. Strips of steep slopes and "fingers" of floodplains that extend up drainage swales			506.15.n(1)(d)(i)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▷ exception for parkways between road travelways, which are at least 26 feet in width, can be counted towards minimum 20% common open space			506.15.n(1)(d)(ii)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ proposed open space dimensions does not include:					
▷ residential lots	▷ rights-of-way	▷ public or private utility easements	506.15.n(1)(e)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ Residential Development Standards					
▶ sanitary sewer service provided:	▷ method pre-approved by Utilities & Public Works		506.15.n(2)(a)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
▶ recreational amenity provided:					
▷ community pool	▷ picnic pavilion	▷ tennis courts			
▷ children's playground	▷ basketball courts	▷ sports fields	506.15.n(2)(b)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
		♦ parking areas provided			
▶ private open space provided:					
▶ 400 Sf. private yard or patio area required for single & two-family dwelling units on lots less than 10,000 Sf.			506.15.n(2)(c)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ private yard or patio area located in the side or rear yard			506.15.n(2)(c)(i)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ 200 Sf. private yard or patio required for all town homes			506.15.n(2)(c)(ii)	Yes <input type="checkbox"/>	No <input type="checkbox"/> N/A <input type="checkbox"/>

<i>Review Items</i>	<i>Reference</i>	<i>Compliance</i>		
▶ underground utilities proposed	506.15.n(2)(d)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
▶ architectural renderings of proposed structures submitted	506.15.n(2)(e)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
▶ dwelling unit facades & building materials requirements: ▷ brick ▷ stucco ▷ stone ▷ painted wood lap or fiber cement board siding	506.15.n(2)(f)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
▶ detached single-family and duplex dwellings proposed to include a 2-car garage ▷ waiver may be requested with proposed wider streets for on-street parking on private streets	506.15.n(2)(g)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
▶ Non-Residential Development Standards				
▶ applies to all commercial and institutional uses within MPD	506.15.n(3)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
▶ through-road corridor defined: ▷ land lying along and within 200' of public street or highway right-of-way adjoining or traversing MPD district constitutes a through-road corridor	506.15.n(3)(a)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
▶ through-road corridor building setbacks: ▷ no principal or accessory building located less than 50' from the right-of-way of a through-road ▷ waiver may be requested to BOC to reduce setback ▷ setback area may not include any parking or other accessory uses other than driveways	506.15.n(3)(b)(i)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
▶ through-road corridor landscaping: ▷ any property or portion of a property located within corridor must provide at least 20% of gross land area in landscaping ▷ landscaped areas identified on the submitted site plan	506.15.n(3)(b)(iii)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
▶ through-road corridor building material and architectural standards	506.15.n(3)(b)(iv)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>
▶ Owner's Association ▷ draft submitted with rezone application	506.15.o	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
▶ Open Space Management ▷ written management plan for open space areas ▷ included with Owner's Association draft submitted with rezone application (refer to Section 508.02)	506.15.p	Yes <input type="checkbox"/>	No <input type="checkbox"/>	