



# 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.

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

Review Items	Reference	Compliance
► Adjacent Properties:		
► 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
<b>Master Planned Development Parameters:</b>		
(For MPD's Existing Prior to April 2005)	506.15	
▶ <b>General Requirements</b>	506.15.a(1)	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ zoning district allowed as shown on Table 5.7	506.15.a(2)	Yes <input type="checkbox"/> No <input type="checkbox"/>
▶ concept plan submitted with rezone application	506.15.a(3)	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(4)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
▶ MPD provisions or applicable zoning district shall apply		
▶ <b>Criteria For Approval</b>	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)
▶ innovative design used for the protection & accommodation of:	506.15.b(3)	Yes <input type="checkbox"/> No <input type="checkbox"/>
▷ natural resources	▷ open space	▷ cost savings of less infrastructure
▶ <b>Review Criteria</b>	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"/>
▶ <b>Development Parameters</b>	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)
▷ "general commercial"	▷ controlled by B-1 zoning district provisions; restricted by Table 5.5	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	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"/>
▶ <b>Maximum Number of Dwelling Units</b>		
▷ <b>Formula:</b> 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"/>
▶ <b>Minimum Lot Size</b>		
▷ 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		
▷ 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"/>
▶ <b>Minimum Lot Widths</b>	▷ Established on Concept Plan	506.15.f
Yes <input type="checkbox"/> No <input type="checkbox"/>		

Review Items	Reference	Compliance
► <b>Minimum Setbacks</b>	▷ Established on Concept Plan	506.15.g Yes <input type="checkbox"/> No <input type="checkbox"/>
► <b>Internal Orientation Required</b>		
► 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"/>
► <b>Minimum Separation From Adjoining Streets</b>	506.15.i	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► <b>Buffer Requirements</b>		
► 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"/>
► <b>Ownership Control</b>		
► all land under single ownership		
▷ individual      ▷ tenants in common      ▷ other designated legal entity	506.15.k(1)	Yes <input type="checkbox"/> No <input type="checkbox"/>
▷ partnership      ▷ corporation	506.15.k(2)	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"/>
► <b>Concept Plan</b>	▷ 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"/>
► <b>Zoning Impact Analysis</b>	▷ Complies With Section 1207	506.15.m(1) Yes <input type="checkbox"/> No <input type="checkbox"/>
► <b>Traffic Impact Analysis</b>	▷ Complies With Section 1206.04.b	506.15.m(2) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
► <b>Quality Development Standards</b>		
► 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	506.15.n(1)(b)	Yes <input type="checkbox"/> No <input type="checkbox"/>
▷ 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"/>
► <b>Residential Development Standards</b>		
► 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      ▷ parking areas provided	506.15.n(2)(b)	Yes <input type="checkbox"/> No <input type="checkbox"/>
► 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"/>

Review Items	Reference	Compliance
► 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"/>
<b>► Non-Residential Development Standards</b>		
► 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"/>
<b>► Owner's Association</b> ▷ draft submitted with rezone application	506.15.o	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>► Open Space Management</b> ▷ 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"/>