

Master Development Plan Written Report

A master development plan must be accompanied by a written report, to be adopted as a part of the master development plan. The following information must be completed as accurate as possible. No written report will be accepted unless all issues in this report are addressed. The Planning Director may waive some requirements upon a determination that they are not applicable to the proposed application.

Upon approval, the written statement shall become a component of the Master Development Plan and shall be binding upon all future development on the proposed site.

If additional space is needed, please attach another sheet.

1. What are the methods of screening and buffering especially where incompatible land use configurations necessitate protection for the proposed development or surrounding development?
2. What are the provisions for creation, use and maintenance of open space and recreation areas?
3. What are the significant natural topographical and natural features of the subject property and how will the natural features of the land be preserved or protected?
4. Describe the general provisions for pedestrian and bicycle circulation throughout the development.

5. Specifying how roads, waste disposal, water supply, fire protection, and utilities will be provided, with approximate timing and location, including closest sewer and community waterlines and capacity to serve this development.

6. Is the water supply adequate to serve the proposed development? (Attach a statement from the water resource provider.)

7. Describe how amenities are to be provided (sidewalks, open space, parks, recreational facilities, streetlights, landscaping) including approximate timing and location.

8. What is the projected population and anticipated impact of the development upon existing utilities and community facilities and services including, but not limited to water, electricity, sewer and solid waste disposal, schools and parks, police and fire protection?

9. What is the projected trip generation for the entire project at completion? If projected trip generation is of sufficient magnitude to significantly increase traffic, thereby reducing the level of service on one or more abutting or surrounding streets, or where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near, at, or over capacity, a traffic impact study is necessary. Attach a transportation impact report if required.

10. What type of commercial development is proposed, including total square footage, setback, building coverage and height, impervious surfaces and off-street parking?

11. What is the development schedule including projected build-out date? (*See attached development schedule form*)

12. Attach a valid legal description of the property of the total proposed site.

13. Attach a copy of the design standards, if required.

14. What are the applicant's intentions with regard to the future selling or leasing of all or portions of the planned development, such as land areas, dwelling units, etc.

15. Other relevant information to assist in evaluating the character and impact of the proposed planned development.

DEVELOPMENT SCHEDULE

(in accordance with Section 504.02)

The development schedule is a required component of the Master Development Plan that is not binding upon the applicant but shall be used for informational purposes.

The approximate date when construction of the project can be expected to begin;

The order and timing in which the phases of the project will be built and the estimated time of completion of each phase. *(This information can be submitted on a map.)*

The land area, density, the approximate location of common open space and facilities, and public improvements that will be required at each stage.

The Planning Commission may require a planting schedule for landscaping and bufferyards, which assures that these amenities are provided at substantially the same rate as residential dwelling units.

The Planning Commission may waive the development schedule requirement upon submission of written justification by the applicant.

Request for Incentive/Exchange

How many incentives are being requested?

What incentives have been selected from the table?

What is being offered as an exchange for each incentive requested?

Explain how each incentive would benefit the proposed planned development.

Explain how each incentive would benefit, and not be detrimental, to the public interest (See Section ____).

A planned development is allowed only two development incentives. If the applicant is requesting a density bonus, this increased density must be reflected on the submitted Master Development Plan.