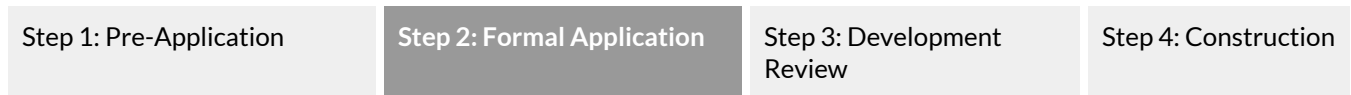




Site Plan

A Site Plan is the proposed layout of a lot showing all elements of the site development as well as utility and drainage lines, and existing buildings, structures, trees, and vegetation.

Use This Document During



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Overview

A Site Plan Review is required before issuance of a building permit for the following types of development that are *not* included in approved final development plans:

- A. Any commercial or industrial use.
- B. Any group living facility use with more than five residents.
- C. Any mobile home park use.
- D. Any multi-family dwelling use.
- E. Any residential use proposed at a density greater than that of an adjacent “rural residential area”.
- F. Any development where one or more principal buildings will be sited on a single lot.
- G. Any development intended for occupancy by a combination of a principal residential uses and one or more principal nonresidential uses.
- H. Any civic or institutional use, except for the following uses:
 - a. Forest or range land
 - b. Public lands, parks, and building; and
 - c. Minor public utilities.
- I. Any accessory dwelling unit use.

Approval Criteria

A Site Plan review application shall be approved by the Community Development Director if the Site Plan meets all of the following criteria:

- A. The Site Plan is consistent with the Comprehensive Plan.
- B. The Site Plan is consistent with any previously approved subdivision plat, rezoning concept plan, or other precedent plan or land use approval.
- C. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Article 4, “Zoning Districts”, Article 5, “Use Regulations”, and Article 6, “Development Standards”.
- D. Any significant adverse impacts resulting from the use will be mitigated or offset to the extent reasonably feasible.
- E. For residential development proposed at a density greater than that of an adjacent “rural residential area”, the Site Plan is compatible with the character and density of the existing, adjacent rural residential area, as determined by application of the following criteria:
 - a. The Site Plan incorporates a rational and compatible transition in density, design, and use as the new higher-density development approaches the established rural residential area, taking into account the extent to which the existing rural residential area is already adjacent to existing, developed areas other than the proposed new development, and whether the Site Plan, if approved, will create a positive precedent for the future cumulative development of the immediate area.

- b. The Site Plan's proposed vehicular circulation and access system is adequate to carry the anticipated traffic generated by the new development without adversely affecting the existing rural residential area taking into account the extent to which the existing rural residential area is already adjacent to existing, developed areas other than the proposed new development, and whether the Site Plan, if approved, will create a positive precedent for the future cumulative development of the immediate area.

Site Plan Requirements

A Site Plan may only be approved if it meets *all* of the following.

1. The Site Plan is consistent with the Comprehensive Plan.
2. The Site Plan is consistent with any previously approved subdivision plat, PUD development plan, rezoning concept plan, or other precedent plan or land use approval.
3. The Site Plan complies with all applicable development and design Standards set forth in the Land Development Code, including but not limited to the provisions in Article 4, "Zoning District," Article 5, "Use Regulations," and Article 6, "Development Standards."
4. Any significant adverse impacts resulting from the use will be mitigated or offset to the maximum extent practicable.
5. For residential development proposed at a density greater than that of an adjacent "rural residential area," the Site Plan is compatible with the character and density of the existing, adjacent rural residential area.
 - a. The Site Plan incorporates a rational and compatible transition in density, design, and use as the new higher-density development approach the established rural residential area.
 - b. The Site Plan's proposed vehicular circulation and access system is adequate to carry the anticipated traffic generated by the new development without adversely affecting the existing rural residential area.

Lapse of Approval

The right to develop in accordance with an approved Site Plan shall automatically lapse and be null and void if all development shown on the approved Site Plan is not complete within three (3) years of the date of Site Plan approval.

Note: A listing of the applicable sections of the Land Development Code is provided for your review; please refer to these sections for more details: Section 3.15 Site Plan Review, Section 5 Use Regulations, Section 6 Development Standards and Section 7 Subdivision Regulations and Improvements.

Submittal Checklist

Land Development Application Core Requirements

- Complete Application Form and Processing Fees
- Legal Description, Current Proof of Ownership, Title Commitment and Covenants
- Statistical Fact Sheet
- Legal Description in Microsoft Word (doc, docx)

Application Items Specific To Site Plans

- Vested Property Right request (if applicable)
- Reports and Studies
 - Architectural Elevations and Architectural Guidelines
 - Environmental Audit, if applicable
 - Final Utility Plan
 - Erosion Control Plan
 - Final Public Improvement Construction Plan
 - Final Drainage Study/Plan
 - Final Landscape Plan
 - Traffic Study, if applicable
 - Soils, Geotechnical Report, if applicable
 - Lighting Plan, if applicable
 - Site Plan Map
 - Stormwater Management Plan