



CITY OF GRAPEVINE

Planned Development Overlay Application and Site Plan Set Checklist

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET REQUIREMENTS:

1. Steps:
 - a. Schedule a pre-application meeting with Planning Services Department staff to review application requirements for your specific development. This must take place before new application acceptance on a designated submittal day.
 - b. Schedule a submittal time through the Planning Services Department at (817) 410-3155 or planning@grapevintexas.gov. New submittals are only accepted on the first Monday of each month.
2. Application Materials
 - a. Copy of pre-application meeting notes.
 - b. Completed Development Application with acknowledgements and notarized original wet signatures of the property owner and applicant.
 - c. Completed Planned Development Overlay and Site Plan Set Checklist.
 - d. Filing Fee - \$500.00 for first acre + \$25.00 for each additional acre or portion thereof.
 - e. Survey and metes and bounds description of the property on an 8 ½"x11" sized sheet.
 - f. **Seven (7)** blackline copies of the **Site Plan set**, 24"x36" in size. Larger or smaller sheet sizes will not be accepted. Plan sheet(s) should be folded in fourths lengthwise, and then in half to make the sheet 8 ½"x11" (z-folded). A site plan set includes a complete site plan, landscape plan, building elevations, photometric plan, and other sheets, diagrams or exhibits as determined by the Director of Planning. Other sheets would include a master site development plan for developments within a planned commercial center, floor plan for restaurants selling and storing alcohol, and a speaker plan for uses with outdoor speakers.
 - g. Completed verification form with the City of Grapevine Public Works Department with signature regarding platting information.
 - h. A letter describing the proposed Planned Development and note the request on the site plan document. Describe any special requirements or conditions that require deviation of the zoning district regulations, describe whether the proposed overlay will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Describe how the proposed overlay will add to the value, use or enjoyment of other property in the neighborhood.
 - i. A **flash drive** with all files in PDF format.

APPLICATIONS MUST BE COMPLETE AND MEET ALL CITY OF GRAPEVINE ORDINANCE REQUIREMENTS BEFORE A PLANNED DEVELOPMENT OVERLAY REQUEST CAN BE SET FOR PUBLIC HEARING.

NO ACTIVE CODE VIOLATIONS MAY BE OBSERVABLE ONSITE INCLUDING ILLEGAL USES, OUTSIDE STORAGE, JUNK AND DEBRIS, TALL GRASS AND WEEDS, ETC. BEFORE THE CASE WILL BE NOTICED FOR PUBLIC HEARING.

Questions can be directed to Planning Services staff at (817) 410-3155 or planning@grapevintexas.gov.

Delivery Address:
Planning Services Dept.
200 S. Main Street
Grapevine, TX 76051

Correspondence Address:
Planning Services Dept.
P.O. Box 95104
Grapevine, TX 76099

**PLANNED DEVELOPMENT OVERLAY APPLICATION
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Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)	Gross area of parcel (to nearest tenth of acre)
Street frontage & distance to nearest cross street	Describe the Proposed Use
Proposed Zoning	Existing Zoning
Future Land Use Designation	

Property Owner Information, Authorization and Acknowledgements

All Zone Change Requests are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of staff. Based on the size of the agenda, your application may be scheduled to a later date.

All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

Any changes to a concept plan approved with a zone change request can only be approved by City Council through the public hearing process.

I have read and understand all of the requirements as set forth by the application for zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name _____

Company _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ *(name of project representative)* to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to

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this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature _____ Date _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(*printed property owner's name*) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of
_____, 20_____

NOTARY PUBLIC in and for the State of Texas

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Project Representative Information *(complete if designated by owner)*

Engineer Purchaser Tenant Preparer Other (specify) _____

Name _____

Company _____

Address _____

City _____ State _____ Zip Code _____

Phone _____

Email _____

Applicant's Signature _____ Date _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(printed property owner's name) the above signed, who, under oath, stated the following: "I hereby
certify that I am the applicant for the purposes of this application; that all information submitted herein
is true and correct."

SUBSCRIBED AND SWORN TO before me, this the _____ day of
_____, 20_____

NOTARY PUBLIC in and for the State of Texas

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PLATTING VERIFICATION:

- It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

- It has been determined that the property described below is **currently platted** or **does not require platting or replatting** at this time.

Address of subject property _____

Legal description of subject property

Public Works Department

Date

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

SITE PLAN CHECKLIST:

The following is a partial listing of requirements for site plan applications as found in Grapevine's development regulations and policies. A completed checklist must be submitted with each application. Applicants must indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of the application and/or delay of concept plan approval.

Section 1 - Plan Format & General Standards *(check if provided; indicate NA if not applicable)*

Plan graphics shall comply with the following plan format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blueline copies will be accepted.
- Plan is clear and legible. Use a variety of line types and line weights. Do not use grey-scale shading; use stipple shading instead. Offsite information and onsite existing conditions may be screened for clarity.
- Permissible scale for plan is engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plan. The title block shall contain: plan type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Provide the appropriate Signature/Approval [block](#) above the Title Block. (available online)
- Label company name, preparer name, address, and phone number of plan preparer (e.g., surveyor, engineer, architect, landscape architect, etc.) in the vicinity of the title block.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient plan so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plan showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one-mile radius of site.
- State purpose of request (e.g., "The purpose of this Planned Development Overlay is _____.")
- Provide a site data summary [table](#) (available online).
- Provide the City of Grapevine general [notes](#) (available online).
- Provide a table detailing the Planned Development Overlay request, citing the ordinance section(s), the requirement(s), and proposed deviation(s).

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Show current and proposed property boundaries/lot lines. Label approximated boundary distances.
- If development is to be phased on site, show phases and sequencing of development.
- Label proposed lot and block designations.
- Label approximate lot area for each lot in acres and square feet.
- Show and label front, side, and rear yard building setbacks.
- Show and label existing and proposed buildings. Provide general building dimensions and distances between buildings.

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

- For each building, label proposed use, gross building area (square feet), building height (# of stories), and building height (in feet to tallest element of the building).
- If proposed lot is adjacent to or contains 100-year developed floodplain, label each building's minimum finish floor elevation.
- Show, label, and dimension visibility triangles and corner clips at driveways and intersections.
- Show, label, and dimension drive-through lanes including all stops (menu boards, windows, etc.) and stacking and escape lanes.
- Dimension property boundaries to nearest intersecting streets or driveways.
- Show and label existing topography at 2-foot contours referenced to sea-level datum.
- Show and label floodplains, drainage ways, and creeks.
- Show parking areas. Label as existing or proposed. Label pavement construction (e.g., asphalt, concrete, etc.). Dimension parking spaces and label number of spaces per tier of parking. Show and label accessible parking spaces including accessible passenger loading zones and routes.
- Show and label offsite parking. Dimension distance from offsite parking to nearest lot line of site.
- Show, label, and dimension required off-street loading spaces.
- Show and label landscape areas.
- Show, label, and dimension (width) of required landscaped front yard, buffer yards, and areas within parking areas.
- Show existing and proposed water utilities and associated easements. Dimension easement widths. Label line sizes. Show and label water meters and provide identification symbols. Show and label valves, Fire Department connections, fire hydrants, detector check vaults, and other associated structures.
- Show existing and proposed sanitary sewer utilities and associated easements. Dimension easement widths. Label line sizes. Label cleanouts, manholes, and other associated structures.
- Show existing and proposed storm sewer utilities and associated easements. Dimension easement widths. Label line sizes. Label culverts, inlets, junction boxes, and other associated structures.
- Show and label vehicle circulation lanes, private drives, fire lanes, and driveways. Label as existing or proposed. Shade fire lanes with a ten percent stipple pattern.
- Show a minimum of two points of access (one is direct street access and one is to a median opening).
- Show cross-access circulation lanes are provided between lots.
- Show and label 100-year FIRM floodplain.
- Show and label floodway and drainage easement.
- Show and label structural and nonstructural storm water controls/best management practices.
- Show, label, and dimension open storage and vehicle storage areas including required screening and pavement construction (e.g. asphalt, concrete, etc.)
- Show and label above ground and underground fuel storage tanks. Label fuel tank capacities.
- Show and label emergency electrical generators. Label fuel type and tank capacity. Indicate location for refueling vehicles. Add note: "Tentative location of emergency electrical generator. Location may change subject to compliance with zoning, building, fire, and noise regulations."
- Show area for a refuse and recycling container enclosure per lot. Provide interior dimensions and label enclosure screening height and material(s).
- Show, label, and dimension trash compactor enclosure areas. Label compactor screening height and material(s).
- Show and label type and height of screening walls, retaining walls, headlight screens, and/or living screens. For living screens, state plant type, size, and spacing.

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

- Show and label type and height of fences and gates.

Section 3 - R.O.W., Street Design, and Access Information Continued

(check if provided; indicate NA if not applicable)

- Show public, semi-private, and private streets. Show and dimension approximate R.O.W. and/or easement widths. Label as existing or proposed.
- Show and dimension median openings. Label as existing or proposed. Dimension approximate distances between median openings and distances to nearest offsite median openings.
- Show and dimension left turn lanes and deceleration lanes with associated storage and transition areas. Label as existing or proposed.
- Show driveways. Label as existing or proposed. Dimension driveway throat widths and approximate distances between driveways and intersecting streets.
- Show and label existing topography at 2-foot contours referenced to sea-level datum.
- Show, label and dimension on-street parking. Label as existing or proposed.
- Show and dimension sidewalks and barrier-free ramps. Label as existing or proposed.

Section 4 - Adjacent Property Information *(check if provided; indicate NA if not applicable)*

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following:

- Show, label, and dimension the portion of previously approved site plans within 50 feet of the site boundary and within 50 feet of R.O.W. contiguous to the site boundary.
- For platted properties, show lot lines and label subdivision name, lot and block designation, and plat record information for each lot.
- For unplatted properties, show parcel lines and label record owner and deed record information for each parcel.
- Label zoning and land use per City of Grapevine's permitted uses for each lot and parcel.
- Show and label existing topography at 5-foot contours referenced to sea-level datum.
- Show and label existing and proposed buildings, landscape areas, and parking areas. Label parking area construction (e.g., asphalt, concrete, etc.).
- Show vehicle circulation lanes, private drives, fire lanes, and driveways. Label as existing or proposed. Shade fire lanes with a ten percent stipple pattern; do not use grey-scale shading. Dimension pavement widths, R.O.W. and/or easement widths, driveway throat widths, radii, and distances between driveways and intersecting streets. Label pavement construction (e.g., asphalt, concrete, etc.).
- Show, label, and dimension water, sanitary sewer, and storm sewer utilities. Label as existing or proposed.
- Show, label, and dimension easements. Label as existing or proposed. Provide recording information for existing easements.

PLANNED DEVELOPMENT OVERLAY APPLICATION AND SITE PLAN SET CHECKLISTS

LANDSCAPE PLAN CHECKLIST:

The following is a partial listing of requirements for landscape plan applications as found in Grapevine's development regulations and policies. A completed checklist must be submitted with each application. Applicants must indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of the application and/or delay of concept plan approval.

Section 1 - Plan Format & General Standards *(check if provided; indicate NA if not applicable)*

Plan graphics shall comply with the following plan format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blue line or color copies will be accepted.
- Plan is clear and legible. Use a variety of line types and line weights. Do not use grey-scale shading; use stipple shading instead. Offsite information and onsite existing conditions may be screened for clarity.
- Provide a key sheet as the first page if the plan is on multiple pages.
- Permissible scale for plan is engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plan. The title block shall contain: plan type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Provide the appropriate Signature/Approval [block](#) above the Title block. (available online)
- Label company name, preparer name, address, and phone number of plan preparer (e.g., surveyor, engineer, architect, landscape architect, etc.) in the vicinity of the title block.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient plan so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plan showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one-mile radius of site.
- State purpose of request (e.g., "The purpose of this Planned Development Overlay is _____.")
- Provide a site data summary [table](#) (available online).
- Provide the City of Grapevine general landscape [notes](#) (available online).
- Provide a table detailing the Planned Development Overlay request, citing the ordinance section(s), the requirement(s), and the proposed deviation(s).

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Show current and proposed property boundaries/lot lines. Label approximated boundary distances.
- If development is to be phased on site, show phases and sequencing of development.

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- Provide details for all entry features, sign structures, walls, fences, and pavements not addressed and referenced to City of Grapevine standards.
- Show and label graphically which are required and provided trees and shrubs in the landscape yards and buffer areas. If applicable, distinguish existing and mitigation trees.
- Show and label required and provided area for interior parking lot landscape.
- Show and label graphically which are required and provided trees for interior parking lot landscape. If applicable, distinguish existing and mitigation trees.
- Show and label required and provided open space and trees for residential projects.
- Show and label landscape plants with common name and size (caliper or container) or provide adequate legend.
- Provide landscape plant list indicating common and scientific name, plant spacing, size specifications.
- Provide root barrier details as required.
- Show current and proposed property boundaries/lot lines. Label distances and bearings or curve data as appropriate.
- Show and label proposed topography at one-foot contours. Spot elevations may be used but cannot substitute for contours.
- Show and label existing and proposed buildings.
- If proposed lot is adjacent to or contains 100-year developed floodplain, label each building's minimum finish floor elevation
- Show and label vehicle circulation lanes, private drives, fire lanes, and driveways. Shade fire lanes with a ten percent stipple pattern. Dimension pavement widths, R.O.W., and/or easement widths, and label pavement construction (e.g., asphalt, concrete, etc.).
- Show, label, and dimension visibility triangles and corner clips at driveways and intersections.
- Show existing and proposed water utilities and associated easements. Dimension easement widths. Label line sizes. Dimension easement widths. Label line sizes. Show and label water meters and provide identification symbols. Show and label valves, Fire Department connections, fire hydrants, detector check vaults, and other associated structures
- Provide water meter schedule. Schedule should contain meter symbol identification, meter type (domestic or irrigation), meter size, quantity of meters, note if existing or proposed meters and note associated sanitary sewer size (or "not applicable" if for irrigation meter). Do not include Fire Department services
- Show existing and proposed sanitary sewer utilities and associated easements. Dimension easement widths. Label line sizes. Label cleanouts, manholes, and other associated structures.
- Show existing and proposed storm sewer utilities and associated easements. Dimension easement widths. Label line sizes. Label culverts, inlets, junction boxes, and other associated structures. S
- Show and label floodway and drainage easements.
- Show and label structural and nonstructural storm water controls/best management practices.
- Show and label type and height of screening walls and retaining walls.

Section 3 - R.O.W., Street Design, and Access Information Continued

(check if provided; indicate NA if not applicable)

- Show public, semi-private, and private streets. Show and dimension approximate R.O.W. and/or easement widths. Label as existing or proposed.
- Show and dimension median openings. Label as existing or proposed. Dimension approximate distances between median openings and distances to nearest offsite median openings

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- Show and label existing topography at 5-foot contours referenced to sea-level datum.
- Show and dimension sidewalks and barrier-free ramps. Label as existing or proposed.

Section 4 - Adjacent Property Information *(check if provided; indicate NA if not applicable)*

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following:

- Label zoning and land use for each lot and parcel.

Section 5 - Other *(check if provided; indicate NA if not applicable)*

Indicate compliance with the following ordinances and guidelines:

- Historic Preservation Guidelines
- Transit District Overlay (TDO)
- Multifamily District Design Guidelines

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BUILDING ELEVATIONS CHECKLIST:

The following is a partial listing of requirements for building elevations as found in Grapevine’s development regulations and policies. A completed checklist must be submitted with each application. Applicants must indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of the application and/or delay of concept plan approval.

Section 1 - Plan Format & General Standards *(check if provided; indicate NA if not applicable)*

Plan graphics shall comply with the following plan format and general standards:

- Sheet size shall be 24” x 36”, black and white drawing on bond paper in landscape view. No blueline copies will be accepted.
- Plan is clear and legible. Use a variety of line types and line weights. Do not use grey-scale shading; use stipple shading instead. Offsite information and onsite existing conditions may be screened for clarity.
- Permissible scale for plan is engineer scales 1” = 10’, 20’, 30’, 40’, or 50’. A 1” = 60’ or 100’ scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plan. The title block shall contain: plan type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- State purpose of request (e.g., “The purpose of this Planned Development Overlay is _____.”)
- Where possible, it is preferable that all elevations be shown on a single sheet; however, to maintain scale, additional sheets may be used.
- Provide the appropriate Signature/Approval [block](#) above the Title block. (available online)
- Elevation drawings shall be provided for all exterior facades of the building(s) showing roofline design, downspouts, meters, wall, window, and door treatments. All building elements shall be dimensioned (height and length). Elevations shall be labeled “north,” “east,” “south,” and “west” accordingly.
- Drawings shall be colored to reflect as accurately as possible the actual finish color of the exterior materials.

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- All materials and finishes shall be labeled for walls, exposed roofs, signboards, trim, and other visible parts of all buildings.
 - Label and dimension height of all elevations to the tallest point.
- For each building elevation provide a table indicating the amount of materials used, and the percentage each material covers. An example table is provided below for a 1,000 square foot facade:

<input type="checkbox"/>	South Elevation	
	Brick	500 sq. ft. (50%)
	Stone	400 sq. ft. (40%)
	Glass	50 sq. ft. (5%)
	Metal	50 sq. ft. (5%)
	TOTAL	1,000 sq. ft. (100%)

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(excluding doors and windows)	
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- Show proposed method(s) for screening of service areas (including trash dumpsters) and ground-mounted and roof-mounted mechanical units from adjacent development (e.g., fence, wall, berm, hedge, parapet wall, etc.). Materials and colors must match main building(s).
- Building signage layout including location and approximate size shall be indicated.
The following notes shall be included on the building elevation drawings:
 - 1. All signage subject to Building Services Department approval.
 - 2. Mechanical units shall be screened in accordance with the Zoning Ordinance.
 - 3. Utility boxes and conduit shall be painted to match building color.
- General materials list (exterior walls, exposed roofs, trim, and other visible parts of all buildings).
- Photographs of samples for all proposed materials, finishes, and colors.

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PHOTOMETRIC PLAN CHECKLIST:

The following is a partial listing of requirements for photometric plans as found in Grapevine's development regulations and policies. A completed checklist must be submitted with each application. Applicants must indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of the application and/or delay of concept plan approval.

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- Orient plan so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plan showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one-mile radius of site.
- State purpose of request (e.g., "The purpose of this Planned Development Overlay is _____.")

Section 2 - Site Information *(check if provided; indicate NA if not applicable)*

For the proposed site, provide the following:

- Site plan showing location and mounted height of all exterior lights.
- Fixture spec sheet with description, top and side drawing, and indication of lumen rating.
- Point-by-point foot-candle photometric plan showing the location and aim of exterior lighting at the developed area and at property lines.
- Levels at ground level of all property lines of the subject property to the following levels based on the zoning of the adjacent properties:
 - Single-family – 0.2 foot-candles
 - Multi-family – 0.5 foot-candles
 - Non-residential districts, streets – 3.0 foot-candles
 - Industrial districts – 5.0 foot-candles
- The following notes shall be included on the photometric plan:
 1. All on-site electrical conductors associated with new construction shall be located underground.

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2. Illuminated signage was included in the determination of the illumination levels.

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PLANNED DEVELOPMENT OVERLAY APPLICATION PROCEDURAL TIMETABLE:

Application Deadline	Zone Change Review Submittal	
Days 1 -14	Planning Staff Review	
Day 15	Technical Review Committee: Planning Services Building Services Public Works Parks Fire Department Geographic Information Systems (GIS)	
Day 23	Return revisions to Planning Services	
Day 25	Notice to newspaper] These steps occur internally by staff.
Day 32	Letters to adjacent property owners and sign(s) posted on property	
Day 39	Packets submitted for distribution to City Council and Planning and Zoning Commission	
Day 42	City Council and Planning and Zoning Commission joint public hearing	

**PLANNING AND ZONING COMMISSION RECOMMENDATIONS TO CITY COUNCIL RESULT
IN THE FOLLOWING ACTION:**

APPROVAL – Requires a Council majority vote

DENIAL - Requires a ¾ vote approval by Council

CONTINATION – Set to a date certain; further research and information required