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## **GENERAL PLAN CHECKLIST**

### **For rezoning requests to PRD, PCD, PID, or MXD**

Said plan shall contain such information and representations required or deemed necessary by the City Council, Planning Commission and Public Works Director to permit proper review. Such information and representations must include, but is not limited to, the following:

- a) A statement describing why standard zoning districts are insufficient and how the proposed development conforms to those parameters and ideals set forth in the “Intent and Purpose” element of this district.
- b) The general method of development and operation of the proposed general plan.
- c) The boundaries of the tract of land included in the general plan, the computed area and the legal description thereof, the topography and other salient features of the tract by reference to a plat of survey prepared by a licensed land surveyor.
- d) The location and extent of existing and proposed public rights-of-way, easements and water and drainage courses bounding and within the tract included in the general plan by reference to a plan or drawing.
- e) The location and type of existing buildings and structures proposed to be retained or removed by reference to a plan or drawing.
- f) The general location of proposed buildings by reference to a plan or drawing and an indication of the use to be made of each building.
- g) Dwelling unit density as defined in Section 724.02.
- h) Minimum standards for lot development including setbacks, distances between buildings and house sizes.
- i) Architectural, facade or material requirements.
- j) The maximum floor area designated for each use.
- k) The percentage of development maintained as open space and/or recreation areas and impervious surfaces.
- l) Preliminary tree protection plan and screening standards.
- m) Public transportation facilities or provisions (if any).

These items are best presented in the form of a **Letter of Stipulations** presented by the applicant and/or applicant’s agent.