



PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS CHECKLIST

The purpose of this document/checklist is to provide the applicant with the information needed to secure a Planned Development that meets the intent of the zoning district. While staff is aware that some of the details outlined in this checklist cannot be finalized at this concept phase, staff would like to ensure that the applicant is aware of expectations during this process. It is the responsibility of the applicant to acknowledge and address all items outline in this document. This acknowledgement and understanding helps facilitate a good working relationship between the applicant, staff, and all other applicable parties. Please be aware that the first portion of the checklist applies to all Planned Developments. The second and third sections apply to single-parcel and multi-parcel requests respectfully.

Applicant (✓)	Description of items required for all parcel developments	Staff (✓)
	Minimum 40 acres of contiguous land	
	Minimum 20% open space	
	Minimum 5% public space/use	
	On-site amenities: <ul style="list-style-type: none"> o 50-150 dwelling units requires minimum of 2 different amenities o 151-499 dwelling units requires minimum of 3 different amenities o 500+ dwelling units requires minimum of 4 different amenities and County Council shall determine ratio of additional amenities based on National Recreation & Park Association standards. 	
	Pedestrian access between all uses within the PD	
	Lots internally accessed	
	Maximum footprint and square footage of proposed buildings	
	Proposed location and widths of streets and alleys	
	Proposed location and width of driveways, curb cuts, entrances and exits	
	Proposed standards for the development of the project, including the listing of proposed property uses and restrictive covenants, if any	
	Proposed location and type of open space. Open space must be platted separately and retained by the developer or a property owners' association	
	Locations and percentages of impervious surface areas (cannot exceed 75%)	
	Statement indicating responsible party for the installation and maintenance of all improvements, protective devices, open space and bufferyards	
	Statement indicating the developer has been informed of and understands all requirements of the zoning ordinance stormwater management and sediment control ordinance, subdivision ordinance and building code	
	Statement indicating the developer understands that submittals must be made to and approvals obtained from all applicable planning and development services departments prior to grading or construction	
	Statement indicating the developer understands that no changes, once approved, can be made to the signage plan, permitted uses, restrictive covenants, bufferyard/landscaping standards, and open space standards unless approved by the County Council through the normal rezoning process	
	A construction schedule for the development, including any phasing of the project (must show phasing lines) and amenities. Proposed phasing lines must be developed and approved as whole areas and not sub-phased. If no phasing is shown, the project must be completed in its entirety prior to final approval	

	Single-parcel <i>only</i> development requirements	
	Location and dimensions of existing buildings	
	Proposed location, widths, and number of parking spaces and loading areas	
	Location of setback lines and bufferyards	
	Location and plant chart for the proposed bufferyards and landscaping, and the height, width and material of any proposed fences, walls or screens	
	Location, character, size, height and orientation of proposed signs (if signage is not indicated on the site plan, then signage, wall or freestanding, will be prohibited)	
	Multi-parcel <i>only</i> development requirements	
	Location and width of perimeter setback lines and perimeter bufferyards. Bufferyards must be platted separately and retained by the developer or property owners association	
	Location, plant chart, and plant species for the proposed bufferyards/landscaping, and the height, width and material of any proposed fences, walls or berms	
	Statement indicating parking, loading and other requirements for each permitted use and platted lot will comply with the parking requirements of this chapter	
	Statement indicating access (curb cuts) point for each platted lot must comply with standards set forth in the arterial road development and curb cut requirements contained herein	
	Statement indicating that proposed signs will conform to the standards set forth in the arterial road development and sign requirements contained herein. (If a signage statement is no on the site plan, any proposed wall or freestanding signage will be prohibited)	
	Statement indicating the proposed building heights will not exceed 50 feet, except where otherwise permitted by the Comprehensive Land Use Plan Map	
	Statement indicating that unit density will not exceed 18 units per gross acre	