

## PRELIMINARY DEVELOPMENT PLAN CHECKLIST

Table 3. Preliminary Development Plan				
UDO Article 2, Sec. 2.310	Ordinance Requirement	Met	Not Met	N/A
C.6.h.	The range of land uses to be permitted in each designated area of the development.			
C.7. Modification Statement	A narrative statement that explains the need for modification of the applicable zoning district regulations, as such modification is permitted pursuant to Article 5, shall be submitted in support of the application for the preliminary development plan approval.			
C.8. Common Property Maintenance Plan	A written plan in such form as may be prescribed by the Director that demonstrates that all common property, if any, will be owned and maintained in accordance with Article 5, Division V, of this Chapter, shall be submitted with the application for preliminary with the application for preliminary development plan approval.			

Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
UDO Art. 8, Div. III Landscaping, Buffers & Tree Protection				
Sec. 8.720. Landscaping & buffer plans	Landscaping and buffer plans shall be submitted, and shall include information as listed in the ordinance.	X		
Sec. 8.750. Acceptable plant material	Acceptable plant materials and sizes for landscaping, buffers and tree replacement shall meet the ordinance requirements.	X		
Sec. 8.790.A.1. Street frontage trees	1 tree shall be planted for each 30 feet of street frontage. Such trees may be clustered or arranged within the setback if approved as part of the landscape plan. A minimum 20-foot landscape strip shall be provided along the full length of any street frontage, except where the building setback is less than 20 feet.	X		
Sec. 8.790.A.2. Front parking setback	In commercial and industrial districts, any parking or loading area visible from a street shall be separated from the street right-of way with a landscape strip at least 20 feet wide.			X
Sec. 8.790.A.3. Street frontage shrubs	1 shrub shall be provided for each 20 feet of street frontage, or portion thereof, with in the landscaped setback abutting such frontage. Such shrubs may be clustered or arranged within the setback.	X		
Sec. 8.790.B.1 Open yard shrub reqt.	The minimum of 2 shrubs per 5,000 square feet of total lot area, excludes single family and duplex developments. For schools, large sports/play fields and other areas specifically open to the public for use, i.e., tennis courts, paved play areas, paved parking lots etc. may be excluded in the calculation of this requirement.	X		

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Table 4. Other Requirements				
	Ordinance Requirement	Met	Not Met	N/A
Sec. 8.790.B.2. Ground cover	Open areas not covered with other materials shall be covered with sod.	X		
Sec. 8.790.B.3. Open yard tree reqt.	In addition to the trees required based upon street frontage, additional trees shall be required at a ratio of 1 tree for every 5,000 square feet of total landscaped open space. For schools, large open sports/play fields may be excluded in the calculation of total landscaped open space. The remaining open space shall be applied to the ratio for tree planting as stated herein.	X		
Sec. 8.790.C. Trash enclosures	A detailed drawing of enclosure and screening methods to be used in connection with trash storage containers on the property shall be included with the landscaping plan. <b>(See Section 8.180.G for requirements)</b>	X		
Sec. 8.810.A. Parking lot landscape islands	Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least 5% of the entire area devoted to parking spaces, aisles and driveways. <i>Every four rows of parking shall include a landscape island of at least ten feet in width.</i> Industrial zoned properties, PI and CS, shall be exempt from this requirement.	X		
Sec. 8.810.B. Landscape island placement	A landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall be no less than 9 feet wide for at least one-half the length of the adjacent parking space. The island shall be planted in trees, shrubs, grass, or ground cover, except for those areas that are mulched.	X		
Sec. 8.810.C. Island width	Tree planting areas shall be no less than 10 feet in width. No tree shall be located less than 4 feet from the back of curb. All parking lot landscape islands, strips or other planting areas shall be curbed with minimum 6 inch high curbs.	X		
Sec. 8.820 Parking lot screening	Screening to a height of 2.5 feet must be provided along the edge of the parking lot or loading area closest to and parallel to the street. (See Sec. 8.820 for full requirements).	X		
Sec. 8.870. Buffer/screen requirements	Buffer/screen between developments of differing land uses adjoining one another or separated from one another by only a street or alley shall comply with <b>Table 8.890</b> Typical buffers.			X
UDO Art. 8, Div. II Vehicle Parking				
Sec. 8.530 Number of Parking spaces	See Table 8-1 for minimum required.			
Sec. 8.620.A. Head-in parking	All areas devoted to vehicle parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain access.			
Sec. 8.620.B.1. Parking setback	Parking lots shall be set back a minimum 20 feet from any public right-of-way or private street edge of pavement.			
Sec. 8.620.B.2. Parking setback	Parking lots shall be set back a minimum 20 feet from any residential use or district.			