

Conceptual Site Plan Requirements

A conceptual site plan depicting the proposed use of the property including:

- (a) A drawing of the subject district and immediate surrounding area, drawn to a scale of one inch equals 100 feet. The Planning Director may allow a smaller scale if deemed to be legible.
- (b) A correct scale and north arrow.
- (c) The proposed land use, zoning, and building outline as it would appear should the zoning map amendment application be approved.
- (d) The present zoning classification of all adjacent parcels.
- (e) The building outline, and maximum proposed height of all buildings, and/or structures.
- (f) The proposed location of all drives, streets, off-street parking and loading areas, and entry/exit points for vehicular traffic, using arrows to depict direction of movement.
- (g) Required yard setbacks appropriately dimensioned.
- (h) The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.
- (i) A location map showing all arterial and collector streets, and other significant landmarks, within two miles of the proposed district (no scale is required).
- (j) Topography at 20-foot contour intervals including source of datum.
- (k) Location and elevation of the 100-year floodplain on the property subject of the proposed zoning.
- (l) Delineation and dimensions of the boundary of the proposed district.
- (m) Name, address, and telephone number of the current boundary owner of the proposed district.
- (n) Name, address, and telephone number of owner's representative who is capable of answering questions regarding the site plan.
- (o) Location and acreage of all major utility easements greater than 20 feet in width, if applicable.
- (p) Acreage of property and proposed number of residential lots, dwelling units, or manufactured home spaces, if applicable.
- (q) Approximate location of septic and drainfield lines, replacement areas for septic system, stormwater detention structures, lakes, ponds, and any other improvements as required by the Planning Department.

Conceptual site plans shall be required with any rezoning application in which the application is to establish or expand any RC, RD, R-2, MH, O-I, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-LS, C-MU, VC, RI-A, RI-B, LUH, LM, or M district. Said site plan shall meet the requirements of Section 290. Item 2. Within ten (10) working days of the receipt of such site plan, the County Planner shall determine its compliance with Article 29. Section 290. Item 2., and shall either accept it as being "sufficient" or reject as being "insufficient." If it is so rejected, a revised application may be submitted for the following application period. Once an application and filing fee for rezoning has been submitted to the county and accepted for review, the public hearing date set for its consideration cannot be postponed by request of the applicant.