

BASIC PLAN REVIEW CHECKLIST (DEVELOPMENT PLAN)

PRE-DEVELOPMENT PLAN BASIC PLAN OVERVIEW

The Development Plan's purpose is to show proposed streets, lots, and block dimensions and configurations. The Basic Plan Review includes review and decision by the Planning and Zoning Commission.

I. GENERAL APPLICATION REQUIREMENTS

<input type="checkbox"/>	Completed original application form and fee
<input type="checkbox"/>	Project Description (generally outline the potential project)
<input type="checkbox"/>	General description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Section 153.057 (BSC General Purpose), Zoning Code Section 153.058 (BSC Districts Intent), and the Development Plan Review Criteria (refer to Section III on the following page)
<input type="checkbox"/>	List of Development Plan Waiver(s) and/or Administrative Departures (if known). If applicable, attach a Development Plan Waiver or Administrative Departure Request Form .

II. BASIC PLAN: All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded, and collated copies (11x17 and/or 22x34 as appropriate) shall be submitted containing the following information. Additional copies may be requested prior to the Planning and Zoning Commission review. **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Plan Elements

<input type="checkbox"/>	Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features
<input type="checkbox"/>	Project area, boundaries, dimensions and total development area including all parcels and rights-of-way, in acres or square feet
<input type="checkbox"/>	Potential building type(s) and location(s), with land uses and maximum densities, if known (refer to §153.062)
<input type="checkbox"/>	Potential method for provision of required open space(s), if known (refer to §153.064)

Streets and Utilities

<input type="checkbox"/>	Street network designations for each proposed street (refer to §153.061)
<input type="checkbox"/>	Relationship to existing or planned adjoining streets. Include existing and proposed streets located within 300 feet of the site (refer to §153.061)
<input type="checkbox"/>	Street types and typical sections (refer to §153.061)
<input type="checkbox"/>	Possible intersection modifications. Identify the potential extent that existing intersections may need to be modified as a result of the proposal. Additional analysis may be required by the City Engineer based on site conditions.
<input type="checkbox"/>	Location of all proposed site access points, including potential service streets (refer to §§ 153.060 and 153.061)
<input type="checkbox"/>	Location and level of pedestrian access provisions (refer to §§ 153.060 and 153.061)
<input type="checkbox"/>	Fire access zones (refer to §153.061)
<input type="checkbox"/>	On-street parking areas (refer to §153.061)
<input type="checkbox"/>	Location of proposed sanitary service or needed extensions
<input type="checkbox"/>	Location of proposed water service and fire hydrants or needed extensions
<input type="checkbox"/>	Location and general plan for stormwater management compliance (refer to Chapter 53 of the Dublin Code of Ordinances)

II. BASIC PLAN, CONTINUED

Lot and Block Configurations

<input type="checkbox"/>	Lot and block configurations, including proposed rights-of-way (refer to §§ 153.060 and 153.061)
<input type="checkbox"/>	Lot dimensions and conceptual locations of Required Building Zones (refer to §§ 153.060 and 153.062(O)), if applicable
<input type="checkbox"/>	Block dimensions, including maximum block length and perimeter (refer to §153.060(C)(2))
<input type="checkbox"/>	Mid-block pedestrianway locations (refer to §153.060(C)(6))
<input type="checkbox"/>	Planned/potential public and/or private open spaces, if known (refer to §153.064)
<input type="checkbox"/>	Proposed building types and locations (refer to §153.062(O)), and conceptual site layout, if known

Neighborhood District Requirements

Not Applicable: ☐

If the site is located within a Bridge Street Neighborhood District (refer to §153.063), provide the following:

<input type="checkbox"/>	Location and length of planned shopping corridor (refer to §153.063(C)(5) or (E)(6)), if applicable
<input type="checkbox"/>	Mid-block and/or mid-building pedestrianway locations (refer to §§ 153.060(C)(6), 153.062(F)(4), and 153.063), if applicable
<input type="checkbox"/>	Treatments at terminal vistas, if required or proposed (refer to §153.060(C)(6))
<input type="checkbox"/>	Gateway locations and conceptual elements (refer to §§ 153.063(C)(5), (D)(5), or (E)(6) as applicable to the zoning district)
<input type="checkbox"/>	Conceptual open space network elements (refer to §§ 153.063(C)(6), (D)(6), or (E)(7) as applicable to the zoning district)

Other Project Materials

<input type="checkbox"/>	Conceptual phasing plan, if applicable
<input type="checkbox"/>	Any other materials for which the applicant would like to receive feedback (list submitted materials below):

III. BASIC PLAN REVIEW CRITERIA: The Planning and Zoning Commission shall approve, approve with conditions, or deny the Basic Plan Review based on the Development Plan Review Criteria of §153.066(E)(5). The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of the Basic Plan Review application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Development Plans

(a)	The Development Plan shall be substantially similar to the approved Basic Plan;
(b)	The lots and blocks proposed are consistent with the requirements of §153.060;
(c)	The application is consistent with the general pattern of street development conceptualized by the BSC Street Network as shown in §153.061, and the expected traffic from the development can be accommodated on existing or proposed streets consistent with that system;
(d)	The application is consistent with the requirements of §153.063, Neighborhood Standards, if applicable;
(e)	If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements;
(f)	The application demonstrates consistency with the Vision Report, Community Plan and other related policy documents adopted by the City; and
(g)	The application provides adequate and efficient infrastructure to serve the proposed development, consistent with the City's most recently adopted Capital Improvements Program.