



DEVELOPMENT PLAN REVIEW CHECKLIST



DEVELOPMENT PLAN OVERVIEW
 The Development Plan's purpose is to show proposed streets, lots, and block dimensions and configurations.

I. GENERAL APPLICATION REQUIREMENTS

<input type="checkbox"/>	Completed original application form and fee
<input type="checkbox"/>	Project Description (generally outline the project)
<input type="checkbox"/>	General description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Sections 153.060 - 153.061, any approved Development Plans and/or Site Plans (where applicable) 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. DEVELOPMENT PLAN MATERIALS: 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 including the following information (if Architectural Review Board review is required, additional copies of materials may be requested). **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Site Plan Elements	
<input type="checkbox"/> i	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"/> ii	Project area, boundaries, dimensions and total development area including all parcels and rights-of-way, in acres or square feet
<input type="checkbox"/> iii	Potential building type(s) and location(s), with land uses and maximum densities, if known (refer to §153.062)
<input type="checkbox"/> iv	Potential method for provision of required open space(s), if known (refer to §153.064)

Streets and Utilities	
<input type="checkbox"/> i	Street network designations for each proposed street, including identification of any principal frontage streets (refer to §153.061)
<input type="checkbox"/> ii	Relationship to existing or planned adjoining streets. Include existing and proposed streets located within 500 feet of the site (refer to §153.061)
<input type="checkbox"/> iii	Identification of street types and sections for all proposed and modifications to existing streets (Refer to §153.061)
<input type="checkbox"/> iv	Possible intersection modifications. Identify the potential extent to which 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"/> v	Location of all proposed access points, including potential service streets (refer to §§ 153.060 and 153.061)
<input type="checkbox"/> vi	Location and level of pedestrian access provisions (refer to §§ 153.060 and 153.061)
<input type="checkbox"/> vii	Fire access zones (refer to §153.061)
<input type="checkbox"/> viii	On-street parking areas (refer to §153.061)
<input type="checkbox"/> ix	Location of proposed sanitary service, or needed extensions
<input type="checkbox"/> x	Location of proposed water service and fire hydrants, or needed extensions
<input type="checkbox"/> xi	Location and general plan for stormwater management compliance (refer to Chapter 53 of the Dublin Code of Ordinances)

II. DEVELOPMENT PLAN MATERIALS, CONTINUED

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

Neighborhood District Requirements	Not Applicable: <input type="checkbox"/>
If the site is located within a Bridge Street Neighborhood District (refer to §153.063), provide the following:	
<input type="checkbox"/> i	Location and length of planned shopping corridor (refer to §153.063(C)(5) or (E)(6)), if applicable
<input type="checkbox"/> ii	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"/> iii	Treatments at terminal vistas, if required or proposed (refer to §153.060(C)(6))
<input type="checkbox"/> iv	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"/> v	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"/> i	Conceptual phasing plan, if applicable
<input type="checkbox"/> ii	Conceptual site plans, if available
<input type="checkbox"/> iii	Proposed preliminary and/or final subdivision plat (Refer to Chapter 152 of the Dublin Code of Ordinances)
<input type="checkbox"/> iv	Any other materials for which the applicant would like to receive feedback (list submitted materials below):

III. DEVELOPMENT PLAN REVIEW CRITERIA: The Administrative Review Team shall review the application for a Development Plan Review and approve, deny, or approve with conditions, based on the criteria of §153.066(E)(5). The decision on the request for Development Plan Review shall be provided not more than 28 days from the filing of the 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.