

BRIDGE STREET DISTRICT (BSD) PRELIMINARY DEVELOPMENT PLAN CHECKLIST

I. NARRATIVES & DOCUMENTS: Please submit all documents digitally into the Documents folder on ProjectDox, these documents may consist of multiple pages. Documents typically include project summaries, stormwater report, traffic memo, etc.

DEVELOPMENT STATEMENT

- Overview of the proposed development including key elements and all applicable design guidelines

LEGAL DESCRIPTION AND/OR PROPERTY SURVEY FOR EACH PARCEL

II. PLANS & DRAWINGS: Please submit all drawings and plans digitally into the Drawings folder on ProjectDox, these drawings must be single sheets and named using the naming convention discussed in the ProjectDox guide.

EXISTING CONDITIONS

- Site boundaries, including property lines, total acreage, and dimensions
- Existing zoning districts and jurisdictional boundaries and general location of principle thoroughfares, including vehicular and pedestrians access points,
- Adjacent parcels, including building footprints and access points, within a 2,000-foot buffer
- General topography and site features including water bodies, vegetations, tree stands, existing development, etc.
- Existing easements, public/private utility systems, public improvements, and permanent buildings and structures

SITE PLAN

- Proposed site plan, including project area and dimensions
- Area of approved Development Plan and/or Site Plan, including area and dimensions (if applicable)
- Proposed vehicular and pedestrian lot and block access configurations
- Architectural renderings with material samples and proposed color swatches

PRELIMINARY DEVELOPMENT DRAWINGS

- Blocks and lots layout with approximate perimeter distances along public rights-of-way, overall block acreage, and lot configuration with individual lot acreages.
- Potential public rights-of-way, street network connections, and pedestrian ways.
- Existing utilities (public or private) and proposed extensions within the development.
- Preliminary stormwater management design.
- Parking facilities (public or private) with parking count range, based on proposed land uses, driveway locations, and distances to intersections and surrounding driveways (proposed or existing).
- Building footprints including distances from property lines and approximate coverage, measured in square feet, for each individual building footprint.
- Open space locations with designation (public or private), acreage range, and intended design including plant material and design elements.
- Three-dimensional depiction (massing) of building form and height notations with intended architectural features, transparency range, and material selections applied to each individual face with statement outlining adherence to all applicable design guidelines.
- Proposed land uses (office, retail, residential, etc.) graphically indicated by building and floor.
- A summary table showing total acreage of proposed development and range of each individual use.
- Density calculations based on acreage of the entire development.
- Material selections including architectural elements and color.
Intended landscaping design including plant selections and design features for streetscapes and public or private open spaces.
- Lighting character including fixture designs and proposed locations.
- Phasing plan and details, if project is proposed to be developed in phases.
- Any additional items, not listed previously, that are required by city code or the applicant is including for review and approval.



§153.066(F)(4) PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA

The Planning and Zoning Commission (PZC) shall make its decision on an application for a PDP based on each of the following criteria:

- (a) The PDP shall be consistent with the approved CP, the record established by the required reviewing body, the associated Staff Report, and the Director's recommendation;
- (b) The development is consistent with the Community Plan, BSD Special Area Plan, BSD Design Guidelines, other adopted City plans, and related policies;
- (c) The proposed land uses align with all applicable requirements and use specific standards of §153.059 Uses;
- (d) The proposed buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the requirements of §153.062 Building Types and §153.065 Site Development Standards;
- (e) The proposed lots and blocks conform to the requirements of §153.060 Lots and Blocks;
- (f) The proposed street types conform to the requirements and standards of §153.061 Street Types, including the general pattern of streets, blocks, and development reflected on the BSD Street Network Map and the conceptual locations of access points to surrounding streets to avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;
- (g) The proposed design of the internal circulation system, driveways, and any connections to the public realm provide for safe and efficient access for pedestrians, bicyclists, vehicles, and emergency services;
- (h) The proposed design of buildings conforms to the BSD Code and is consistent with the BSD Design Guidelines, while integrating with nearby development;
- (i) The proposed open spaces are appropriately sited and design to conserve or enhance natural features as appropriate, enhance the community both within and outside the proposed development, and conform to the requirements of §153.064 Open Spaces;
- (j) The scale and design of the proposed development allows for the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
- (k) The proposed development conforms to the requirements of §153.063 Neighborhood Standards, as applicable;
- (l) The proposed development provides adequate stormwater management systems and facilities that comply with the applicable regulations of this code and any other applicable design criteria or regulations as adopted by the City or required by other government entities;
- (m) The proposed development can be adequately serviced by existing and/or planned public or private infrastructure consistent with the City's most recently adopted capital improvements program;
- (n) If the development is to be implemented in phases, each phase has adequate infrastructure to serve the development independently without the need for further phased improvements; and
- (o) The proposed development demonstrates consistency with the recommendations, principles, and intent of all applicable design standards and guidelines, including but not limited to buildings, open spaces, and streetscapes.

