

CITY OF CARBONDALE, KANSAS

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PLANNED DEVELOPMENT
CHECKLIST

For Office Use Only

Case No.: _____
Date Filed: _____
Date Reviewed: _____
Date Approved: _____

Project Name: _____

Project Address: _____

Submission Requirements: The Planned Development shall include the following data, details, and supporting plans which are found relevant to the proposal. The number of pages submitted will depend on the proposal's size and complexity. The applicant shall make notations explaining the reasons for any omissions. Site Plans shall be prepared by a registered professional engineer, architect, or landscape architect at a scale of 1 inch equals 20 feet, on standard 24" x 36" sheets. The following items need to be included on the Site Plan:

	Yes	No
A. Boundaries of the project with dimensions to scale;	<input type="checkbox"/>	<input type="checkbox"/>
B. Contour intervals of two feet;	<input type="checkbox"/>	<input type="checkbox"/>
C. Proposed size, height, location and arrangement of structures, parking areas with proposed arrangement of stalls and number of cars, entrance and exit driveways and their relationship to existing and/or proposed streets;	<input type="checkbox"/>	<input type="checkbox"/>
D. Preliminary drainage plan in sufficient detail to show direction of flow, storm water detention facilities, if needed, and major drainage structures;	<input type="checkbox"/>	<input type="checkbox"/>
E. General landscape plant to include location and height of all walls, fences, signs and screen plantings;	<input type="checkbox"/>	<input type="checkbox"/>
F. Note provision for dedication of new or additional rights-of-way, if needed; such to be dedicated to the City prior to approval of a Final Development Plan;	<input type="checkbox"/>	<input type="checkbox"/>
G. Phases of final development;	<input type="checkbox"/>	<input type="checkbox"/>
H. Name and address of owner, applicant and engineering firm which prepared the plan:	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No
I. Seal of engineering firm licensed in the State of Kansas developing the plan, scale, north point and date of plan;	<input type="checkbox"/>	<input type="checkbox"/>
J. A description of any limitations to be placed on the range of permitted uses, the hours of operation, the structure materials to be used or other similar factors; and	<input type="checkbox"/>	<input type="checkbox"/>
K. Ten (10) copies shall be submitted.	<input type="checkbox"/>	<input type="checkbox"/>

Final Development Plan: The Final Development Plan shall be prepared in the same manner and include the same type of information as the Preliminary Development Plan (updated to show final sizes, dimensions and arrangement) with the following additions:

A. Contour lines shall show finished grading only;	<input type="checkbox"/>	<input type="checkbox"/>
B. The landscaping plan shall show the size and type of each tree, shrub and ground cover; and	<input type="checkbox"/>	<input type="checkbox"/>
C. Drawings showing the size, appearance and method of illumination for each sign.	<input type="checkbox"/>	<input type="checkbox"/>

PLANNED DEVELOPMENT TERMS & CONDITIONS:

1. If any substantial variation or rearrangement of structures, parking area and drives, entrances, heights or open spaces is requested by the applicant, the applicant shall proceed by following the same procedure previously followed and outlined in the Preliminary Development Plan.

2. Open Space: The Planning Commission may require the provision of open space to buffer dissimilar uses; to protect environmentally sensitive areas; or to counterbalance any reduction in lot area, yard size or bulk limitations.

A. Open Space Requirements: If the Planning Commission requires open space, the City and the applicant shall enter into an agreement providing for the establishment of an agency to maintain the open space. Such agreement shall include provision for default, cure by the City, and enforcement.

B. Disposition of Open Space: The agency established in the preceding section shall not be dissolved or permitted to otherwise dispose of any open space by sale or otherwise without first offering to dedicate the same to the City. The development plan process shall be required prior to any rezoning or issuance of a building permit for other than a single-family dwelling.

3.
Time Limit: A site plan approval for a "P-D" district shall expire automatically unless a building permit is taken within 12 months after the approved date for commencement to effectuate such site plan.

ADDITIONAL COMMENTS:

CONTACT PERSON NAME: _____ PHONE NO. _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

Zoning Administrator

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