



Planned Development Descriptive Statement Review

The applicant shall submit a descriptive statement to the Planning Commission for review which shall show information as described in the "Contents of the Descriptive Statement" section. The Descriptive Statement will be reviewed concurrently with the Final Site Development Plan. Decisions made regarding the Final Site Development Plan or the Descriptive Statement shall apply to both documents and neither one shall be fully approved without the approval of the other.

Steps for "Review", "Time Frame", "Planning Commission Action", and "Effect of Planning Commission Approval" are the same as for the Final Site Development Plan.

SUBMITTAL

The applicant shall submit the following materials for Planning Commission review:

- _____ a) Twelve copies of the Descriptive Statement for distribution to Town staff and agencies for review and comment. (Additional copies of the plan must be provided to the Planning Department upon request)
- _____ b) Two copies of the Descriptive Statement in reproducible form (8" x 11" up to 11" x 17" unbound)

CONTENTS OF THE DESCRIPTIVE STATEMENT

The descriptive statement shall generally include, but not be limited to, the following:

- _____ a) Legal description of proposed development boundaries;
- _____ b) Total number of acres in the development area;
- _____ c) Number of dwelling and commercial units of various types and overall density thereof;
- _____ d) Number of residential dwelling units by type and number of bedroom units in each;
- _____ e) Total floor area for all nonresidential uses by type;
- _____ f) An indication of economic feasibility, justification and impact;
- _____ g) Parking and traffic plan including number of on- and off-street parking spaces as needed to satisfy the requirements of individual buildings stated in Article IX, traffic flow, and proposed road right-of-way to be dedicated to the public;
- _____ h) Open space and amenities plan with a description of open space uses and areas proposed, amenities to be provided, adequacy thereof to serve anticipated demand, and if dedication of open space or amenities are proposed, procedures and conditions thereof in detail;
- _____ i) Landscape plan including compliance to landscaping and buffering regulations, tree preservation measures, landscaping proposed for the right-of-way (which must include tree or shrub species for each location), and any other decorative landscaping;
- _____ j) Pedestrian plan including locations of sidewalks, crosswalks, ramps, and other pedestrian amenities (bicycle lanes, racks, etc.) as well as proposed locations of transit stops;
- _____ k) If a homeowners association or other group maintenance or group ownership features are to be included, a detailed description of the proposed procedures and operation thereof (a draft of the deed restrictions, restrictive covenants, architectural standards, or homeowners agreement);
- _____ l) An outline of development phasing indicating the timing of development of all proposed facilities, and justification of development phasing with respect to residential and commercial facilities;
- _____ m) Architectural theme including sketches of typical proposed structures, design standards, outdoor lighting fixtures, signs and other renderings and illustrations that convey the general characteristics of the development; and
- _____ n) Other such information or descriptions as may be deemed reasonably appropriate for Planning Commission review.