

Form XIII.
PRELIMINARY DEVELOPMENT PLAN CHECKLIST
HOMEWOOD PLANNING COMMISSION

Parcel Address and Identification Number(s)

Approval of a preliminary development plan is required prior to zoning of a property to the R-6 Residential District; the planned districts; institution district developments on sites of three (3) acres or more, or featuring more than one (1) building; proposed building with height determined by the floor area ratio method.

A person or firm applying for a zoning amendment to establish a district shall submit a preliminary development plan to the planning commission consisting of:

1. A site plan showing:
 - The direction of North, appropriate scale and topography.
 - The location of subject property in relation to the vicinity.
 - The use of property adjacent to the site.
 - The proposed use of land and density of development for the site.
 - Proposed access to, and traffic circulation within the site.
2. A proposed development schedule for the project.
3. The development shall be located in an area for which public facilities and services are available and adequate for the uses proposed; provided, however, that the applicant may provide such facilities which are not presently available, and written assurance how such provision shall be included as part of the preliminary development plan.
4. High rise structures have a propensity to obstruct visibility, obscure significant landmarks and features, deprive adjacent areas of natural ventilation and sunlight, and dramatically change the character of an area or city. Therefore, the planning commission shall consider as a minimum, the following factors when reviewing a development plan for high rise structure.
 - Compatibility of the proposed development with the area or neighborhood in which it is proposed.
 - Capability of the area to accommodate a high density development in terms of: vehicular and pedestrian traffic, proximity to public transportation, storm drainage, and safe and efficient access to the site.
 - Proposed developments featuring high rise structures shall concentrate all proposed improvements, using a minimum amount of the site.
5. Endorsement by the Planning Commission, as follows:

Certified by the Zoning Administrator as containing the required information:

_____, 20__

Zoning Administrator

Preliminary Development Plan approved by the Homewood Planning Commission on:

_____, 20__

Chairman

Secretary