

FORM XIV
PROPOSED FINAL DEVELOPMENT PLAN CHECKLIST
HOMewood PLANNING COMMISSION

Parcel Address and Identification Number(s)

Approval of a final development plan is required prior to issuance of a building permit for all developments requiring a preliminary development plan, as well as: shopping centers, industrial parks, office parks.

Prior to removal of natural vegetation, restructuring of the land, or construction of any improvements, an approved final development plan is required for all developments stipulated in the City of Homewood Zoning Ordinance. The plan submitted to the planning commission shall be consistent with the preliminary development plan.

Upon receipt of an applicant's final development plan, the planning commission shall transmit a copy of the plan to the city engineer and such agencies as the planning commission may deem appropriate for their review, report, and recommendation. Such officials and agencies shall each within thirty (30) days from receiving the plan and documentation, furnish to the planning commission a report pertinent to their respective jurisdiction and concerns.

In addition, the city engineer, and planning commission requested that the zoning administrator distribute a copy of the plan to the following:

Fire Marshall _____

The plan and document was distributed by mail or courier to the city engineer and listed agencies.

Date Zoning Administrator

Written reports furnished by the city engineer and listed agencies within 30 days to the planning commission.

The plan submitted by the applicant shall contain the following items:

1. A site plan showing:
 - The Direction of North
 - Scale in written and graphic form
 - Topography in not greater than five (5) foot contour intervals.
 - The proposed location and height of all structures.
 - The use of all structures and land.
 - The location and use of structures adjacent to the site.
 - The location, area and number of parking spaces and maneuvering areas.
 - The location and dimensions of streets, driveways and walks on and off the site.
 - All service and loading spaces.
 - The location, size, number and character of all exterior signs and lighting.

- The location, character and extent of existing vegetation, landscaping, retaining and screen walls and other treatment for the protection of adjoining property.
 - The facilities for surface drainage of the premises.
 - Location and character of all public improvements including utilities. *(The public improvements included in the final development plan shall be consistent with the Homewood Subdivision Regulations.)*
2. A copy of any deed restrictions to be recorded.
 3. A comprehensive traffic analysis indicating the probable effect of the proposed development on traffic patterns and capacities of adjacent streets in the immediate area, prepared by a registered professional engineer. *(When required by the planning commission.)*
 4. A development schedule indicating the approximate date when construction of the development or stages thereof can be expected to begin.
 5. Any other information necessary to establish compliance with this and other ordinances or the availability of adequate utility capacity.
 6. A fire protection plan, approved by the Homewood Fire Department, indicating the location of all proposed fire hydrants, and fire access lanes, as well as a description of all fire protection measures and devised for structures, which is to include sprinkler systems designed and approved pursuant to the fire prevention code as currently adopted by the City of Homewood.
 7. Endorsement by the Planning Commission, as follows:

Certified by the Zoning Administrator as containing the required information:

_____, 20____

Zoning Administrator

Final Development Plan approved by the Homewood Planning Commission on:

_____, 20____

Chairman

Secretary

Final development plans for Planned Development Districts shall conform to the following additional criteria:

1. The applicant shall provide for and establish an organization or other legal entity for the control and maintenance of any common areas designed on the final development plan. Such organization shall be created by covenants running with the land, and such covenants shall be included as a part of final development plans and subject to approval by the city council.
2. Improved, commonly owned or controlled, functional open space shall be required for planned developments, any portion of which features densities deemed by the planning commission, to be in excess of that which is appropriate for the site. The appropriate density for any site shall be determined by: the developed density of the surrounding area, the density permitted in the zone district in which the proposed use is a permitted use, and other factors deemed appropriate by the planning commission.
3. Structures and open space shall be arranged in such a way as best to serve the needs of residents and commercial users of the planned development and to minimize any adverse effects on neighboring districts.

4. Scenic assets and natural features, such as trees, streams, and topographic features, shall be protected and preserved to the extent possible.
5. At least fifty (50) percent of area remaining after the development of buildings, parking, rights-of-way, and utility or drainage easements, shall be developed to serve the needs of the residents of the development; including but not limited to landscaping, patios, walks, play areas, recreation and other uses consistent with the character of the planned development.
6. Buffers and building setbacks shall recognize and honor existing adjacent land development. All structures shall be situated so as to conform to the National Fire Code, "Standard 80A, Protection of Buildings from External Exposure Fires," as amended or supplemented.
7. Adequate screening and separation between different land uses shall be provided by means of buffers or other acceptable methods.
8. Vehicular access to the planned development shall be from streets capable of supporting existing and projected traffic. No streets or roads within the planned development shall connect to the public street system in such a way to encourage use of minor streets for through streets.
9. The planned development shall include provisions for safe and convenient pedestrian access and circulation.

The planning commission shall review the final development plan within 90 days following the applicant's submission of the plan the planning commission. If disapproved, the planning commission shall prepare a written statement clearly stating the reasons and justifications, and identify changes necessary in order for the plan to be approved. When the final development plan has been approved by the planning commission, the planning commission shall so certify on the record copy of the approved final development plan. The certified copy of the approved final development plan shall be retained in the records of the planning commission.

Applicants shall read and initial: _____

The approved final development plan is not a subdivision plat. The City's subdivision regulations shall be enforced with regard to the subdivision of land and the dedication of public improvements.