

Residential Planned Community (RPC) Zoning District Application Form 5

General

Applicant (Company) Name: _____

Contact Person: _____

Project Title/Name: _____

Town Assigned Project Review Application Number (from Form 1): _____

This application, Form 5, must be submitted with the material being presented at the pre-application conference to the Administrator 15 days prior to the pre-application conference at the Town Commissioners' meeting.

Date Form 5 Received by Town:
 Received by:
 Box to be filled in by Town

Pre-Application Conference (Code 234-38, Section A)

Reference the following concept plan table for necessary information that informally needs to be presented at the Pre-Application Conference.

Date(s) of Town Commissioners Meeting:

 Box to be filled in by Town

RPC Concept Plan (Code 234-38, Section B)

The concept plan will not provide detailed site plans of buildings, utilities, streets and parking; however, it shall clearly depict an overall land use pattern, general circulation system, open space system, parking system and the development's major features. Reference the following table for necessary information the formally needs to be provided and presented to the Town:

Required Information and Completion Checklist for RPC Concept Plan

Item	Required Information for an RPC Concept Plan	Town Check
Narrative	Written statements providing the following information:	
	Current and proposed ownership of all land within the development	
	Overall objectives of the proposed RPC and how it corresponds to and complies with the goals and objectives of the comprehensive plan and this Ordinance	
Site	1. Total acreage	

Item	Required Information for an RPC Concept Plan	Town Check
Development Information	2. Description of proposed land uses, including residential, commercial, institutional, recreational, open space, and pedestrian and traffic circulation 3. Approximate number of dwelling units, densities of residential areas, and anticipated population 4. Acreage allocated to each proposed use	
	Method of providing sewer service, water service, and other utility services, including, but not limited to, telephone, gas, and electric services	
	Method of providing storm drainage	
	Method of and responsibility for maintenance of open areas, private streets, recreational amenities, and parking areas	
	School availability	
	Method for evaluating and minimizing impacts to environmentally sensitive areas, as identified by current federal, state, and local inventories	
	General description of the architectural and landscape elements on the perimeter of the planned development	
Development Phases	1. Development phases with emphasis on the area, density, uses, and public facilities to be developed during each phase 2. Approximate date for beginning construction and the duration of construction for each phase 3. Mixes of land uses to be built in each phase	
Concept Plan	A graphical presentation, prepared at a scale depicting the entire plan concept on a single sheet of paper that is no smaller than 24 by 36 inches and no larger than 36 by 48 inches	
Site Data	1. Boundary lines and dimensions of the site 2. General locations and purposes of existing and proposed easements 3. Major external access points 4. General pattern of pedestrian and vehicular circulation 5. Proposed land use patterns illustrating approximate areas and distribution of uses 6. Mapping data including the proposed name for the development, engineer, planner, surveyor name as applicable, north arrow, scale, preparation date	
Environmental Data	1. Topography—Topographic map, if possible at minimum 1-foot contour intervals 2. Floodplain Map—Information, using the most current source acceptable to the Town Commissioners, indicating the location and extent of the regulatory floodplain 3. Soils—Information from the most current U.S. Department of Agriculture indicating location and types of soils, if such information is not available, soil borings 4. Wetlands—Approximate locations and extent of existing vegetation and wetlands as identified by current federal, state, and local inventories	
Staging	Proposed development phases	

Date(s) of Planning & Zoning Meeting:

Box to be filled in by Town

Town Comments:

Date of Town Approval, Concept Plan:

Signature:

Box to be filled in by Town

The duration, Revocation and Extension is covered by Code Chapter 234-38B3e.

Applicant Signature

Upon approval of the Concept Plan: the applicant must proceed with the Major Development Plan Review. Form 3B.

The applicant and property owner understands that all certifications on Form 1, Initial Project Review Application, continue to apply.

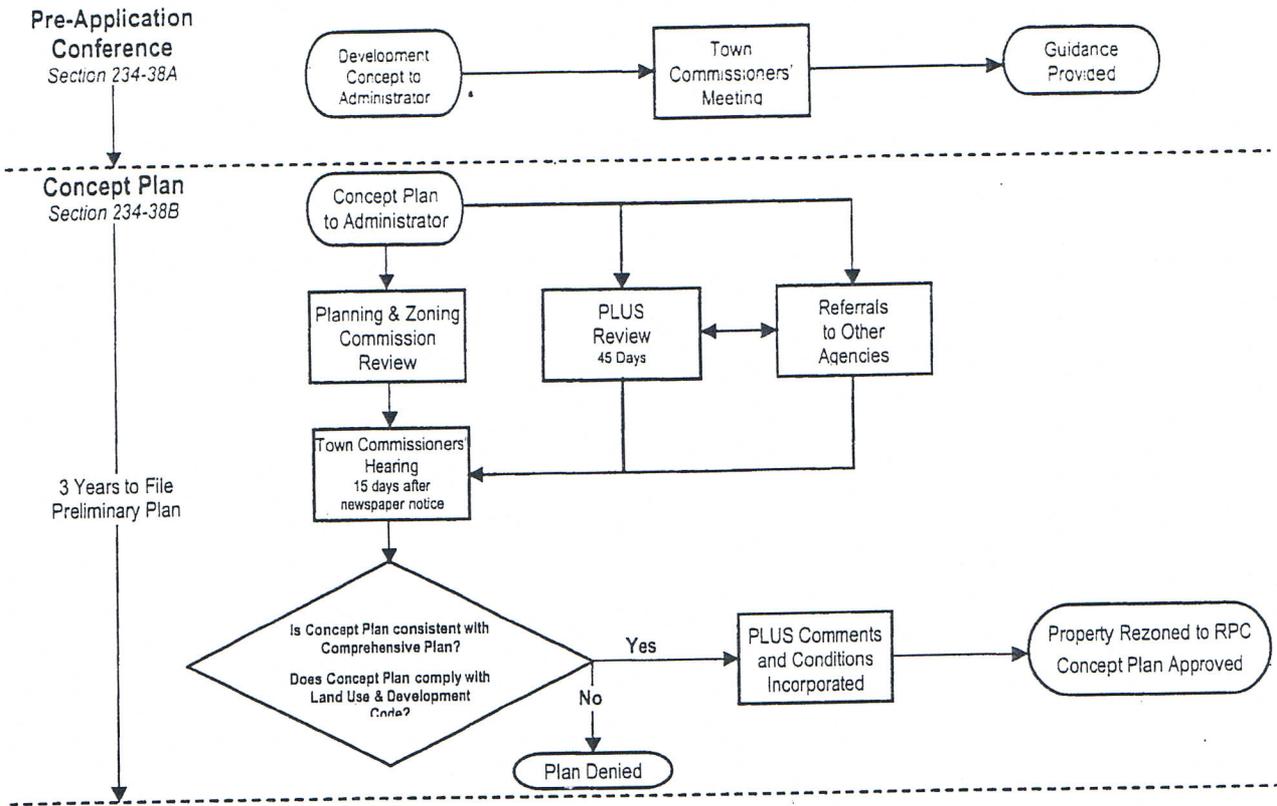
Signature of Applicant(s):

Print Name(s):

Date Signed:

_____	_____
_____	_____
_____	_____

RESIDENTIAL PLANNED COMMUNITY (RPC) REVIEW PROCESS



Proceed to Major Development Plan Process, Form 3B, Town Code Chapter 234-22