

## Sketch Plan Requirements for Southwestern Planning Area (PZO)

A Sketch Plan is a layout and design that includes all information required to confirm that the Plan will meet the requirements of the Performance Zoning Ordinance, the Unified Land Management Ordinance, and/or Subdivision Regulations, whichever is applicable.



For proposed projects in the Southwestern planning area (PZO) the Sketch Plan must include the following elements:

1. Is the proposed use permitted in the Zoning District?
2. Is the proposed activity permitted on the roadway classification and access?
3. Sketch Plan must be drawn to scale of not less than 1" = 20' or no more than 1" = 100'.
4. Provide an aerial with Sketch Plan overlay of the project site and show adjacent property activities.
5. Lot layout must meet the Subdivision Ordinance requirements in Section 7.30. (See Preliminary and Final Plat Checklist) The building lot(s) must show dimensions and setbacks.
6. Road locations and right-of-way widths must be shown.
7. Intentions to dedicate right-of-way on existing (external) roads must be made known, if applicable.
8. Access management requirements per Section 2.2.10 must be met, including sight distances, access offsets, vision clearance, etc.
9. Show all existing and proposed building footprints on the plan.
10. All Compatibility Performance Standards in accordance with Article 2, Chapter 3 must be addressed, including height, setback, buffer, screening, light and noise, must be taken into account in the layout. This applies particularly to activities that include a higher level of light and noise.
11. Parking must be shown as a part of the design. (See Section 2.2.20).
12. Impact of Appearance Corridors on the layout must be addressed, if applicable pursuant to Article 6, Chapter 3.
13. Proposed sign locations must be shown pursuant to Article 7, Chapter 7.
14. Landscape and Open Space, if applicable, must be shown on the Plan pursuant to Article 6.
15. Architectural Design Standards, if applicable, must be met pursuant to Article 2, Chapter 3, Section 2.3.50.
16. Additional requirements associated with Conditional Uses must be addressed per the applicable requirements in Article 4.
17. Additional requirements associated with Special Exception Activities must be addressed per Article 5. (A Letter of Reasonable Assurance will not be issued for these activities. Approvals are given by the Board of Zoning Appeals.)
18. Indicate potential Stormwater Management locations (Article 6, Section 6.2.34 Detention/Retention Ponds, Subsection (d))
19. Provide Internal Road Layout, if applicable.
20. Meet residential density requirements per Article 2, Chapter 2.
21. Depict areas of undisturbed vegetation to be preserved on the site.
22. Identify 100-year Flood Plains.
23. All projects located in Airport Overlays are subject to Article 3 requirements.
24. Identify all other applicable Performance Zoning Ordinance Requirements.