

Sketch Plan Requirements Outside of the Southwestern Planning Area (ULMO)

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 outside of the Southwestern Planning area (ULMO) the Sketch Plan must include the following elements:

1. Is the proposed activity permitted on the roadway classification and access?
2. Sketch Plan must be drawn to scale of not less than 1"=20' nor more than 1"=100'.
3. Provide an aerial with Sketch Plan overlay of the project site and show adjacent property activities.
4. Lot layout must meet the Subdivision Ordinance requirements in Section 7.30. (See Preliminary and Final Plat Checklist).
5. 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 requirements must be met, including sight distances, access offsets, vision clearance, etc. (Article 2, Section 2.02-7).
9. Show all existing and proposed building footprints on the plan.
10. Indicate landscape buffer areas in accordance with Article 2.02-2.
11. Provide required setbacks per Section 2.02-1 (Table 3a and 3b) including height.
12. If lighting is provided for the site, a lighting plan is required per Section 2.04-5 (4), Subsection (g).
13. Parking must be designed in accordance with Article 2.02-5.
14. Identify applicable Appearance Corridors pursuant to Article 6, Chapter 3 of PZO (applies county-wide).
15. Proposed sign locations must be shown on plans pursuant to Article 7, Chapter 7 in PZO (applies county-wide).
16. Landscape (Article 2, Section 2.02-3) and Common Open Space (Article 2, Sec 2.02-4), if applicable, must be show on the Plan.
17. Architectural Design Standards, if applicable, must be met pursuant to Article 2, Chapter 3, Section 2.3.50 of the PZO (applies county-wide).
18. Additional requirements associated with Conditional Uses must be addressed per the applicable requirements in Article 3.
19. Indicate Stormwater Management locations associated with off-street parking (Section 2.02-5, (4) Subsection (c), Drainage).
20. Provide internal road layout, if applicable.
21. Meet residential density requirements per Section 3.02 if applicable.
22. Depict areas of undisturbed vegetation to be preserved on the site.
23. Identity 100-year Flood Plains.
24. All projects located in Airport Overlays are subject to Section 2.02-3 requirements.
25. Major Land Development Permits going before Planning Commission may require additional information.