
DEVELOPMENT REVIEW CHECKLIST

Please be advised that the Development Review Checklist is not a mandatory part of your application. It is intended only to be a reference for you to help identify issues prior to Planning staff review of your application. Items on the checklist are meant to be inclusive of various types of Planning applications. Therefore not all items will apply to your application.

BASIC INFORMATION

- Does the current zoning allow for the proposed use(s)? Does it require a change of zone?
- Are there existing uses that would become nonconforming or nonstandard if rezoned?
- Does the proposed development conform with the future landuse in the Comprehensive Plan? Is a Comprehensive Plan amendment needed?
- Will the proposed development require a subdivision of the property?
- Is the proposed development within Priority A, Tier I? If not consult p.12 - 25 of the Comprehensive Plan.
- Does the property lie within a designated historic district? Does the property contain buildings individually listed as historic?
- Is the property subject to a zoning agreement?
- Is there a Drainage Basin Master Plan?
- Is there a potential significant negative impact on adjacent landuses with this application?
- Are there associated applications with this project?
- What existing landuses are found within 100 feet of the proposed site? Will uses with this application conflict with buffer requirements of certain uses (alcohol sales, motor vehicle repair, etc.)?
- Was a legal description provided? Are all property owners listed?
- Are signs included with this development?
- How many residential dwelling units and/or square feet of commercial space are proposed?
- Will the developer be requesting waivers to zoning, subdivision, or design standards?
- Is the property in the City or County? If in the County, is the property within the growth boundary or 3-mile jurisdiction?
- If County:
 - In which fire district is the property located?
 - Is the property in a Rural Water District?

SITE SPECIFIC INFORMATION

- Are cell tower facilities located on or near the site?
- Is the property adjacent to railroad lines?
- Is annexation required? Is there an annexation agreement for this site?
- Is there an existing HOA for this property, or will one be created?
- Is there an existing Neighborhood Association?
- Is the property subject to standards of the Capitol Environs or View Corridors?
- Does a building line district affect setbacks on this site?
- Is the property within a BID? Or SID?
- Are easements required within or outside of the proposed development? Would any existing easements encumber the proposed development?
- Is the proposal visually compatible with surrounding properties?
- Is the location of adjacent development and uses, including parking and loading areas, fences, trees and landscaping impacted by this proposal?
- What is the height of proposed structures (retaining walls, fences, outdoor storage tanks, air conditioning units)? Will they have a significant negative impact on adjacent properties?
- Is the location and design of parking, loading, outdoor storage areas and trash disposal a concern?
- Is the green area depicted on the plan adequate to accommodate City requirements for landscape screening?
- Will the location and size of outdoor signs meet requirements?
- Do the proposed lots and buildings meet minimum standards per 27.72?
- Is the estimated construction timeline reasonable? Is there a proposed phasing for development and infrastructure improvements?
- Is the property affected by the beltway corridor or corridor protection?
- Is the property located within a redevelopment area as established by the Urban Development Department?
- Has the property been declared blighted by the Urban Development Department? If so, is a Redevelopment Plan Amendment needed?
- Will the developer receive TIF or other financial benefits?
- Is development on the property subject to height, noise and restricted land uses due to its proximity to the airport?
- Do any additional design standards apply to this proposal (i.e. Downtown or Neighborhood Standards)?

INFRASTRUCTURE/UTILITIES/SERVICES

- Is the property affected by a pipeline (William Pipeline or other)?
- Will the proposal have access to existing water, sewer, etc?
- Did the City Council establish a per-acre connection fee for previously built sanitary sewer lines? (Regent Heights area and 27th/Yankee Hill Road sub-basin)
- Will the proposal provide adequate recreation, education, and similar facilities and services to its residents?
- Will sidewalks, street trees, and street lights be installed? If not, will the developer provide a surety?
- Is the property in the Norris Public Power District or LES?
- Would stormwater detention be required? Is it shown on the proposed plan?

TRANSPORTATION

- Are existing or proposed trails on or near this site?
- Is vehicular traffic impact a concern? Will Public Works require a traffic study?
- Do proposed access points and turn lanes meet the Access Management Policy?
- Are adjacent roads paved to urban standards?
- Is additional right-of-way identified at this site in the 2040 Comprehensive Plan, page 10.43?
- Do pedestrian and vehicular travel patterns within the site meet standards? Are queuing lanes adequate?

ENVIRONMENTAL

- Are streams, lakes and wetlands affected by this application?
- Is the property affected by the floodplain or Salt Creek storage area?
- Will the proposal affect habitat for endangered species?
- Is the site located on prime agricultural soils?
- Are there any other environmental issues that need to be addressed?