

Conceptual Master Development Plan Requirements

per the Coconino County Zoning Ordinance Section 2.11.C.3

The application for a proposed Planned District Zone shall consist of maps, plans, reports, schedules, development standards, and schematic drawings and such other documents deemed necessary and in a form approved by the Community Development Director in accordance with the following minimum requirements, shown to scale and dimensioned:

- A.** The gross land area of the development, the present zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of existing structures and other improvements.
- B.** A boundary survey map of the property and/or a tentative subdivision map may be substituted for the Development Plan if the applicant proposes to subdivide the property.
- C.** The **Development Plan** shall consist of following minimum details:
 - a. A general land use map setting forth the proposed Use or Uses of all sections or areas within the subject property and the approximate acreage of each.
 - b. The location of each existing and each proposed Structure and Accessory Structure in the development area, including the number of stories, the gross building and Floor Areas, approximate location of entrances and loading points thereof, if proposed, the number of Dwelling Units per gross acre proposed for each residential area, including a statement of the standards of population density for the various proposed residential land uses.
 - c. The location of each existing and each proposed Utility Facility, school site, and other public and semi-public sites and the approximate area of each.
 - d. A topographic map and preliminary grading plan with proposed finished grades of the subject property shown at contour intervals not to exceed 5 feet.
 - e. When proposed, the general location of all major, primary, secondary, and local collector Streets coordinated with the Circulation Element of the County Comprehensive Plan. For all Development Plans driving lanes, Parking Areas, loading areas, public transportation points, and illumination facilities for the same shall be shown.

- f. All pedestrian walks, malls, and open areas.
 - g. Types of surfacing, such as paving, turfing, or gravel, to be used at the various locations.
 - h. The location and use of proposed Open Space and Recreational Facilities such as parks, playgrounds, trails, and Community Centers.
 - i. If the development is proposed to be phased, a phasing plan demonstrating conceptual plans for future phases shall be illustrated on the Development Plan.
- D.** A conceptual Landscape Plan including the method by which such Landscaping is to be accomplished for the development, and at a minimum the location and height of all walls, fences, and screen planting. **Note:** *Irrigation plans and plant lists may be submitted for review with building permits, unless requested by the Director. Please see Section 4.8.C.2 for information on screening and buffers between residential and commercial areas.*
- E.** A preliminary report and plan describing proposed provisions for storm drainage, sewage disposal, water supply, and such other improvements and utilities as the County Engineer may require.
- F.** A plan of the proposed Signage.
- G.** Plans and elevations of Buildings and Structures sufficient to indicate the architectural style and construction materials.
- H.** The proposed means for ensuring continuing existence, maintenance, and operation of the various common elements and facilities.
- I.** Accompanying text setting forth the proposed land use regulations that constitute the development standards for each section or area specified on the Development Plan for all proposed types of land uses. Suggested development standards for each Planned District are listed with each Planned District descriptions. General performance standards for all Planned Districts are set forth in Section 2.11.D.
- J.** Such other information as may be required by the Community Development Director to enable a complete analysis and appraisal of the planned development. The Director may also authorize omission of any or all of the plans and drawings required by this Section if they are not necessary.