

7-14-107. DEVELOPMENT PLAN
REQUIREMENTS FOR
CONDITIONAL USES ON AN
UNDEVELOPED SITE.

Applications for conditional uses shall be accompanied by the following:

- (1) Appropriate application form and fees.
- (2) A total of eight copies of the Development Plan, including but not limited to the following:
 - (a) A site plan that shall also indicate the proposed residential density, including the number of units, size of units (stated in terms of square feet), number of bedrooms per unit, and total number of buildings;
 - (b) An architectural plan which includes appropriate drawings of adequate scale showing building materials, exterior elevations and floor plans of all proposed structures;
 - (c) All development plan requirements of Section 7-14-106;
 - (d) A soils report shall be prepared which includes a detailed water table analysis;
 - (e) A county recorder's property plat and aerial photograph (Sidwell maps) shall be submitted showing all of the subject property clearly marked. All properties within 300 feet of the subject property shall be marked, and a list submitted with the names and addresses of all owners of such properties.
 - (f) A management statement for multi-family projects shall be submitted in written form and shall include, but not be limited to, the name of the manager, the name of one other person who may be contacted in case of emergency, and any special agreements, conveyances, lease restriction or covenants which will govern any facet of the use. The manager and other contact person must both live on the premises. This requirement shall apply only to multiple-unit residential projects;
 - (g) Include any other plans/information specifically required by the Planning Commission.
- (3) The following design criteria shall be required:
 - (a) All requirements of Sections 7-14-104, 105 and 106, unless modified by the following:
 - (b) As the density of a residential development increases, so does the impact on the community in a variety of areas, including but not limited to, community traffic, schools, aesthetics and security, etc. Therefore, as the density increases, an increase in the use of quality construction materials, provision of amenities and aesthetically pleasing designs, as determined by the City, shall be required.
- (4) Any undeveloped land adjacent to a proposed or existing state highway that anticipates a noise-sensitive use shall include appropriate noise abatement measures as

determined through engineering analysis or Planning Commission recommendation.
(Ord. No. 94-89 Amended 09/08/1994)