

Concept Plan Mixed-Use Application

Current as of 03/2011

Purpose of Form: For use by developers, the City Staff, the Planning Commission, and the City Council to ensure compliance with city ordinances regarding developing in a mixed-use zone.

NOTE: This application will only be placed on the agenda for the Planning Commission or City Council if applicable fees are paid and required information has been provided to the City. A complete application with all required information and Staff review comments (if any) must be filed with the City Recorder before the date upon which the Applicant desires the Planning Commission to first consider it. For the project to be considered during any meeting the Owner or Agent must attend the meeting.

The undersigned hereby applies to the City of North Logan for mixed-use project:

1. OWNER(S) INFORMATION: The Owner (or responsible agent) requesting this concept for a mixed-use project - (The same Owner/Agent must sign this application form below.)

<p>Name of Owner(s): _____ Address of Owner(s) _____ _____ Signature of Owner (Or Agent authorized to sign in behalf of Owner) _____</p>	<p>Mailing Address of different: _____ _____ _____ Daytime Phone for Point of Contact (_____) _____ Fax Number (____) _____ Email Address: _____</p>
---	---

2. INFORMATION ON THE APPLICABLE PROPERTY:

Current Zone of Property _____ Total Acres in the Parcel being Divided _____

Street Address of Property: _____

Other Property Description (Legal Description, Copy of Deed and Property Tax ID Number):

3. PRE-APPLICATION MEETING: Meeting Held with City Staff on _____ (date)

Those in Attendance were:

Application for Mixed-Use Project Completed - Submitted on _____ (date)

Application Filing Fee Paid (\$300.00 + \$10.00 per unit; plus any cost incurred by the City)

Paid on _____ (date)

Mixed-Use Concept Plan Application/Checklist

- Provide 5 copies of a conceptual site plan (showing pedestrian connection/trail plan), conceptual building elevations and design scheme, streetscape and building setback illustrations, aerial photo and any other graphic illustrations/presentations necessary to clearly define the project. The requirements for the drawings are listed in NL Code 12C-1055(1).
- Draft copy of Proposed Development Agreement.
- Current zone of property _____. Will re-zoning be needed? _____ (If yes what zone?) _____
- What is the anticipated time schedule for the development? _____

Briefly explain the plans and needs for infrastructure development for each of the following:

Water _____

Sewer _____

Roads _____

STUDIES AND REPORTS

The following studies/reports as listed in NLCode 12D-115(2) are required for each project unless requested by the Developer to be exempted by the City Council. Indicate briefly what the plans are for each study/report, or indicate any request(s) for exemption and include why an exemption is requested.

Soils Reports _____

Geology Report _____

Grading and Drainage/Stormwater Plan _____

Water Conservation Plan (Water Shares/Secondary Irrigation) _____

Open and Common Space Vegetation, Ownership and Maintenance Plan _____
(Only required if open or common space is part of plan)

Traffic Study (As determined by Planning Commission and City Council) _____

DEVELOPMENT DENSITY

Indicate Development Density for the different Uses that will be proposed.

Describe any Planned Phasing or future development of adjacent land; _____

Concept Plan Considered by Planning Commission _____ Recommended
Date(s)

Not Recommended for the Following Reasons _____

Concept Plan Considered by City Council _____ Approved Disapproved
Date(s)