

Mixed-Use Development Plan/Agreement Application and Checklist

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 a mixed-use project in North Logan City.

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 Planning Commission may 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 development plan/agreement approval:

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

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| Name of Owner(s): _____ Address of Owner(s) _____ _____ Signature of Owner (Or Agent authorized to sign in behalf of Owner) _____ _____ | Mailing Address of different: _____ _____ _____ Daytime Phone for Point of Contact (____) _____ Fax Number (____) _____ Email Address: _____ |
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2. INFORMATION ON THE APPLICABLE PROPERTY:

Current Zone of Property _____ Total Acres of Parcel _____ No. of Lots _____
 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)

(Review issues discussed from Concept Planning Meetings with Planning Commission and City Council)

Those in Attendance:

- Concept Plan Approval By City Council - _____ (date)
- Application for Development Plan/Agreement Completed - Submitted on _____ (date)
- Application Filing Fee Paid (\$500.00 + \$20.00 per unit; plus any costs incurred by the City)
Paid on _____ (date)

Development Plan/Agreement Application/Checklist (5 full-sized copies (24x36 typical) of all documents required with submittal and one 11x17 size copy of all documents required with submittal)

Cross Sections or other Technical Illustrations, necessary to communicate the intent of the Project;

Provide a detailed site plan, a detailed pedestrian connection/trail plan, building elevations and design scheme, streetscape and building setback illustrations, project signage plan, lighting plan, landscape/irrigation plan and any other graphic illustrations/presentations necessary to clearly define the total project.

Narrative describing ownership, use and maintenance responsibilities for all common and public Improvements, Utilities, and Open Space;

Studies and Reports;

The following studies/reports as listed are required for each project unless exempted by the City Council. (Cross through if an exemption has been authorized by the City Council)

Check when Received and on File with City

- Soils Report
- 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 Plan/Agreement:

The Agreement shall be the Applicant's proposed Development Code (typically submitted in 8 1/2 x 11 format). The agreement shall be specific to this particular project (The first submittal shall be a draft document that will be modified and adjusted through the approval process with the Planning Commission and City Council).

Development Plan Exhibits (All mapped data shall be adjusted to produce an overall drawing measuring (24" x 36"). Each sheet shall contain the name of the project, scale, sheet number and north arrow).

Identification and Descriptive Data:

- Name of subdivision
- Legal description (only on Title Sheet)
- Name, address, phone number of subdivider
- Name, address, phone number of preparer of plan
- Scale of drawing, North point, date of preparation /revision(s)
- Vicinity map

Existing Conditions Data Sheet:

- Contour lines (at least 2 feet)
- Any slopes thirty percent (30%) or greater shall be shown by shading
- Location of any wells or reservoirs within 100 feet
- Location , width and names of streets, public ways and right-of ways, easements, parks or other public open space, buildings, section and corporation lines, within 200 feet of the proposed subdivision
- Name, book, and page of any adjacent land uses which borders the project and names and addresses of any adjacent landowners of un-subdivided lands.
- By note - the zoning classification and acreage
- Location of any water courses
- Existing utilities within land and including 100 feet beyond proposed land
- Other infrastructure (bridges, culverts, drainage ways, public buildings, pumping stations, etc.) within 300 feet

Proposed Conditions Data Sheets:

- Map showing relationship of all phasing
- Preliminary title report showing ownership
- Proposed roads, lots, dedicated public property noted, and minimum building setbacks, easements
- Typical street cross-sections and profiles
- Water drainage plan (10-year storm)
- Proposed utilities (sewer, water, storm water and sanitation)
- Meets and bounds locations of all non-buildable areas and open space

Proposed Utility Methods

- Furnish appropriate health authority satisfaction as to design and operation of sanitary sewage facilities proposed. Existing city sewage collection must be used unless otherwise authorized by the city
- Evidence of adequate delivery capabilities for peak instantaneous flow plus flow from demands. All development must connect to the existing city culinary system.
- Preliminary calculations and a layout of the proposed system shall be provided

Zone Changes or Annexation Needed

- Shall be shown

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| Development Plan/Agreement Considered by Planning Commission _____ Date(s) | <input type="checkbox"/> Recommended <input type="checkbox"/> Disapproved |
| <input type="checkbox"/> Not Recommended for the Following Reasons _____ | |
| Development Plan/Agreement Considered by City Council _____ Date(s) | <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved |