

§ 156.011 DEVELOPMENT PLAN REQUIREMENTS.

In each zoning classification in which the submission and approval of a development plan is required before construction or exterior remodeling, the following shall apply: (A) Concurrent with the filing of a petition for development plan review, the petitioner shall provide the following supportive materials:

(1) A site plan, drawn to scale, showing the following:

- (a) Surrounding land uses;
- (b) Availability of water, sanitary sewer, stormwater drainage and other utilities;
- (c) Traffic management;
- (d) Building setback lines;
- (e) Building coverage, both for existing and proposed primary and accessory structures
- (f) Building separation;
- (g) Vehicle and pedestrian circulation;
- (h) Parking;
- (i) Landscaping;
- (j) Height, scale, materials and style of improvements;
- (k) Signage;
- (l) Recreation space, if any; and
- (m) Outdoor lighting.

(2) Information establishing that the capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development and that the entrances, streets and internal traffic circulation facilities in the development plan are compatible with existing and planned streets and adjacent developments.

(B) The Plan Commission may waive the requirement that certain items be included in the supportive materials if it makes a written finding that the materials are unnecessary to an appropriate review of the development plan.

(C) If the cost of remodeling does not exceed \$10,000 the Plan Commission may waive development requirements for approval of a development plan.

(D) Application for review of a development plan shall be made in the same manner as other petitions are filed with the Plan Commission. The fee, notice requirements, hearing requirements and other matters relevant to the review shall conform to the existing requirements for petition for rezoning.

(E) In the event that any provision in the ordinance codified in this section is in contravention to I.C. 36-7-4-1400 et seq., as amended from time to time, the provision shall not affect the validity of the remaining portions of the chapter and code as hereby adopted. (1995 Code, § 17.04.120) (Ord. 0-98-0002, passed --1998) Penalty, see § 156.999