



CITY OF COOLIDGE

PLANNED AREA DEVELOPMENT APPLICATION

Case No: _____

Date Filed: _____

New PAD: _____

Amendment: _____

Filing Fee: _____

Received by: _____

Planning and Zoning Commission Action:

Approved: _____

Denied: _____

Date: _____

City Council Action:

Approved: _____

Denied: _____

Date: _____

Stipulations:

Yes: _____ No: _____

(If yes, attached a copy of the minutes)

OFFICE USE ONLY

◆ PROJECT INFORMATION:

Project Name: _____

Parcel Number: _____ Acreage: _____

Legal Description: _____

◆ **APPLICANT INFORMATION:**

Company Name: _____

Applicant Name: _____ Phone number: _____

Applicant Address: _____

◆ **OWNER INFORMATION:**

Property Owner: _____ Phone number: _____
(If other than applicant)

Owner Address: _____

◆ **CONCEPT PLAN SUBMITTAL REQUIREMENTS:**

The applicant is encouraged to meet with appropriate City Staff prior to making application for PAD approval to discuss the development concept, the review and approval process, and the submittal requirements. The concept plan shall be submitted at least seven (7) days prior to meeting with City Staff. The concept plan shall indicate proposed land uses, general circulation patterns, property boundaries, existing land uses on adjacent properties, special site conditions or problems. A computation table showing proposed land use allocations in acres and percent of total site area shall be included on the concept plan.

◆ **FILING REQUIREMENTS:**

The following items must be submitted with the application at the time of filing in order for the request to be complete. **All completed applications must be filed forty-five (45) days prior to the Planning and Zoning Commission meeting with no exceptions.** An incomplete application will not be scheduled for hearing and will be returned to the applicant.

_____ Filing Fee

_____ 10 hard copies of the Development Plan + 1 digital copy

◆ DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS:

Based upon comments received regarding the concept plan, the applicant shall prepare a preliminary development plan. A preliminary development plan shall be submitted at least six (6) to eight (8) weeks prior to the hearing by the Planning and Zoning Commission. The following information shall be submitted to the Development Services Director:

1. Legal description of property and indication of gross area;
2. Nature of the applicant's interest in the land to be developed;
3. A generalized location map showing surrounding land use and traffic circulation patterns;
4. Site conditions - an analysis of the existing site conditions which indicates at a minimum:
 - a. Topographic contours with intervals of no more than two (2) feet, to a distance of one hundred (100) feet beyond the property boundary;
 - b. Location and extent of major vegetative cover (if any);
 - c. Location and extent of perennial or intermittent streams and water ponding areas;
 - d. Existing drainage patterns;
 - e. Other information considered relevant by the applicant or city staff.
5. Proposed allocations of land use expressed as a percentage of the total area, as well as in acres. Uses to be indicated include:
 - a. Arterial streets;
 - b. Open space (public);
 - c. Open space (private);
 - d. Residential (if appropriate);
 - e. A stratification of residential uses in terms of single-family detached units, patio homes, townhouses, garden apartments, etc.;
 - f. Commercial (if appropriate);
 - g. Industrial (if appropriate).
6. A land use plan at a scale not smaller than one (1) inch equals one hundred (100) feet, indicating land uses, acres and development densities of each land use and the most nearly equivalent zoning categories; all arterial and collector street circulation elements, pedestrian and/or bicycle circulation elements, exact perimeter locations of any/all arterial streets and major collector streets; open spaces; and recreational areas;
7. Plans indicating the approximate alignment and sizing of water lines, sanitary sewers, and storm sewers (if any), as well as easements for all utilities, if necessary. Also indicated should be proposed surface drainage patterns;
8. Conceptual architectural renderings indicating the elevations and exterior wall finishes of proposed buildings types where feasible;
9. Conceptual landscaping plans, indicating landscaping theme character of the development;
10. A traffic analysis report, if deemed necessary by the City;
11. Phasing plan, if development is to take more than one year.

◆ ACKNOWLEDGMENT:

I have met with City Staff and have read the instructions as written on the application. Furthermore, I realize that if I am acting on behalf of the landowner, his/her/their signature must be affixed to this application.

Signature of Applicant

Signature of Property Owner