Final Planned Area Development (PAD)
Application Checklist

- ❑ The application must be executed by the owner(s) of the subject property or an authorization letter executed by the owner(s) of the subject property shall be provided stating that the applicant is authorized to represent the property owner(s) in this application.

- ❑ One (1) digital copy of the entire application. Each document needs to be saved on a cd in .pdf format in accordance with the following the naming convention:
    1. Owner Authorization Letter [FPAD-OAL.PDF]
    2. Completed Application Checklist [FPAD-CKLST.PDF]
    3. Narrative [PFAD-N.PDF]
    4. Final PAD Plan [FPAD-FPP.PDF]
    5. School Impact Analysis [FPAD-SIA.PDF]
    6. Master Water Report [FPAD-MWR.PDF]
    7. Master Sewer Report [FPAD-MSR.PDF]
    8. Master Drainage Report [FPAD-MDR.PDF]
    9. Master Reclaimed Water Report [FPAD-MRWR.PDF]
    10. Traffic Impact Study [FPAD-TIS.PDF]

- ❑ Two (2) copies of a Project Narrative providing a description of what is being proposed on the property, including the reason(s) for the PAD request, how the amendment may impact adjacent properties, and any City policies supporting the proposed amendment.

- ❑ Two (2) copies of a Final PAD Plan (8½" x 11" in size with graphics that are typically 11" x 17" in size) that sets forth the proposed Final PAD development standards for the property, including the following:
    1. If a Preliminary PAD was not previously approved, all information required for the approval of a Preliminary PAD development plan shall be provided;
    2. If a Preliminary PAD was provided, include all information required for a Preliminary PAD Development Plan as revised and supplemented, in response to the Preliminary PAD plan approval;
    3. All proposed deviations from the provisions of the Zoning Ordinance, City Code, and Engineering Standards (enhanced or reduced) (if not already included in the Preliminary PAD);
    4. Proposed circulation plan, including interior roadways;
    5. Plans and elevations indicating the proposed building types, materials, colors, and the number of dwelling units by type;
    6. Standards including demand and capacity analysis for municipal systems such as transportation, water supply, sewage disposal, and other community facilities, such as schools, public safety, cultural and social services (such as libraries or multi-generational activity centers); and,
    7. Proposed development timing (including a phasing plan if applicable). If the development is to be phased, a general indication, with chronology of the intended total project's staging; and, if applicable, a list of development standards

from which departure is requested stating justifications for each in terms of increased environmental quality.

- ❑ Two (2) copies of a School Impact Analysis (if applicable) with estimated school enrollment to be generated for all portions of the PAD to be constructed pursuant to this review;

- ❑ Two (2) copies of a Master Water Report (prepared in compliance with the Engineering Standards);

- ❑ Two (2) copies of a Master Sewer Report (prepared in compliance with the Engineering Standards);

- ❑ Two (2) copies of a Master Drainage Report (prepared in compliance with the Engineering Standards);

- ❑ Two (2) copies of a Master Reclaimed Water Report (prepared in compliance with the Engineering Standards);

- ❑ Two (2) copies of a Traffic Impact Study (prepared in compliance with the Engineering Standards);

- ❑ Application Fees: Residential $1,500 + 25/acre
  Residential Amendment $1,000 + $15/acre
  Non-Residential $2,500 + $50/acre
  Non-Residential Amendment $1,000 + $35/acre