

**Gluckstadt Requirement for Site Plan Checklist for Conditional Use, Dimensional Variances and Rezoning**

		Completed	Uncompleted
*	1	Property Lines and lot numbers	
*	2	Zoning of adjacent lots	
*	3	Names of owners of adjacent lots within 160 feet	
*	4	Rights of Way for existing and proposed streets including streets on the adopted throughfares plan	
	5	Accessways, curbcuts, driveways and parking ( Including number of parking spaces to be provided) and loading areas.	
*	6	All existing and proposed easements	
	7	All existing and proposed water and sanitary sewer lines, also the location of existing and proposed fire hydrants.	
	8	A drainage plan showing all existing and proposed storm drain facilities. The drainage plan shall indicate adjacent off-site drainage courses and projected storm water run-off rates from on-site, off-site sources.	
	9	Contours at five feet or less	
	10	Flood zone designations according to maps prepared by the federal Emergency Management Agency , Federal Insurance Administration, and any proposed floodway modifications.	
	11	Landscaped Areas and Planting Screens	
	12	Building Lines and the location of all structures existing and proposed.	
	13	Proposed use of the land and buildings if known	
	14	Open Space and Recreational areas when required	
*	15	Area of the parcel in square feet or acres	
	16	Proposed gross lot coverage of buildings and structures	
	17	Number and type of dwelling units (where proposed)	
	18	Location of sign structures and drawing, ect in accordance with section 701 of the Zoning Ordinance	
	19	A development plan (Section 809.04 when staging development is proposed	
	20	Any additional data necessary to allow for a thorough evaluation of the proposed use to include traffic and drainage study's.	
	21	Proposed elevations indicating the general design, style, and architecture of the building or structure.	

22	Proposed materials and color schemes to be utilized in the construction of the exterior of buildings and structures.		
23	Number of stories and total square feet, including a notation as to the square footage on each floor or level.		
24	Proposed height in feet.		
25	Photographs, renderings, color slides, models and similar items may be presented by the applicant at his discretion.		
26	Refuse and service areas		
<b>Additional Requirements for Conditional Use</b>			
27	Screening and buffering with reference to type, dimension and character.		
28	Required yards and open space		
29	General compatibility with adjacent properties and other properties in the district		
30	Any advise impacts to nearby properties or the community at large.		
31	Is lighting that spills onto or is directed toward adjacent property addressed		
32	Is noise generated by the conditional use have a negative impact upon the peaceful use and enjoyment of adjacent properties or surrounding neighborhoods.		
33	I noise generated by patrons , customers, clients, or users of the conditional use have a negative impact upon the peaceful enjoyment of adjacent properties or neighborhoods.		
34	Will the proposed conditional use have a cluttered appearance as a result of site design, signage or other features that may be visible from the street or adjoining properties.		
35	Provide the hours of operation or frequent use.		
36	Is there a negative impact to natural features, such as tree cover, drainage courses, flooding and erosion.		
* If the use of the land for rezoning is not know provide these items.			