

## ZONING

### 214 Attachment 5

#### Town of Somers

##### Planned Development District Application Checklist

- 1. Regulation change application (described separately)
- 2. Zone change application (described separately)
- Three paper copies and one PDF copy of a Master Plan at an appropriate scale including:

**Conceptual Site Plans** - One or more sheets depicting the proposed schematic design of the site including:

- The identification and general location of proposed uses;
- Existing and proposed building footprints;
- Proposed public and private streets, sidewalks and/or pedestrian walkways, rights-of-way, and parking areas;
- A landscaping plan, including the location of proposed buffers;
- Information regarding the provision of water, sewer, drainage, and other utilities; and
- The location of public and/or private open space or conservation areas.

**Schematic Architectural Drawings** - One or more sheets illustrating the schematic design of the proposed buildings and structures, including:

- Schematic floor plans;
- Architectural elevations of all buildings; and/or
- Photographs of buildings similar to the proposed buildings.

**Data Table** - Information regarding the proposed development including:

- Lot area and lot frontage;
- Building setbacks, yards, and/or building separations;
- Building coverage and impervious coverage;
- Proposed floor area by proposed use;

## SOMERS CODE

- Parking spaces.

**Additional Documentation** - Depending on the nature and/or intensity of the proposed Planned Development District, the following documentation may also be required by the Zoning Commission:

- A traffic study estimating the potential traffic generation and the capacity of streets within and neighboring the district to accommodate the projected traffic;
- A report regarding the adequacy of proposed utility services;
- A statement on how the proposed development complies with the Plan of Conservation and Development;
- Any other information which in the Commission's judgment will assist in evaluating the proposal.

**See full Zoning Regulations for possible additional plan requirements depending on nature of activity proposed.**