



4. Proposed means of dedication of common space areas and the organizational arrangements for the perpetual ownership maintenance and preservation of common open space.
5. A development schedule which coordinates the provision and improvement of the common open space and the construction of residential dwellings in the planned residential development so that at no time shall actual dwelling density per acre exceed the density permitted within the underlying zoning district.
6. A boundary survey showing the total acreage (including legal metes and bounds property description).
7. Any other information as required by Section 11 of Appendix C Subdivision and/or the planning department.

Authority to grant the request permit is contained in Sections 3.21 of the zoning ordinance. The zoning ordinance imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to attached plans, where applicable, how the proposed use satisfies these requirements:

General requirement # 1 – The City Council must find that the total development, as well as each individual phase of development, can exist as an independent unit capable of creating an environment of sustained desirability and stability with and adequate assurance that objectives of the Planned Residential development concept will be attained:

- (a) The proposed development preserves the character of surrounding neighborhoods and enhances the physical appearance of the area by preserving natural features, and provides recreational and open space areas:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Staff Comment: \_\_\_\_\_

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(b) The proposed development promotes an economical and efficient land use:

Statement by Applicant: \_\_\_\_\_

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Staff Comment: \_\_\_\_\_

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(c) The proposed development provides an appropriate and harmonious variety of housing; and provides creative site design alternatives:

Statement by Applicant: \_\_\_\_\_

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Staff Comment: \_\_\_\_\_

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(d) The proposed development promotes energy conservation by optimizing the orientation, layout, and design of structures in order to take maximum advantage of solar heating/cooling schemes:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(e) The proposed development provides a comfortable and convenient living environment:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Requirement # 2 – The City Council must find that the proposed development is in conformance with the Land Development Plan:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Requirement # 3 – The City Council must find that the use has existing or proposed utility services which are adequate for the population densities proposed in the Planned Residential Development:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Requirement # 4 – The City Council must find that the use is properly located in relation to arterial and collector streets and is designed so as to provide direct access without creating traffic on minor streets in residential neighborhoods outside the Planned Residential Zoning District:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Requirement # 5 – The City Council must find that the use will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and will not be detrimental to the public welfare if located where proposed and developed according to the plans as submitted and approved:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Requirement # 6 – The City Council must find that the use meets all required conditions and specifications:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Requirements # 7 – The City Council must find that the use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood or in the alternative, that the use is a public necessity:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Requirement # 8 – The City Council must find that the location and character of the use if developed according to the plan submitted and approved, will be in harmony with that area in which it is to be located and in general conformity with the plan of development of Wilson and its environs:

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Staff Comment: \_\_\_\_\_  
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The proposed use must also comply with the SPECIFIC REQUIREMENTS imposed by the zoning ordinance, if any, which are as follows:

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The undersigned applicant hereby certifies that he is the owner or duly authorized representative of the owner of the subject realty; and that all of the information presented by the undersigned in this application is true and accurate to the best of my knowledge, information and belief.

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

NOTE: Proof of ownership is required.

Examples include:

1. Deed
2. Recorded Lease

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Applicant's Signature