

- s. Phasing of development
- t. Sight triangles (see Article 7)
- 5. Exterior building elevations.
 - a. Preliminary building elevations of all sides depicting the general style, size and exterior construction materials and color schedule of the building proposed. In the event of several building types, a minimum of one elevation of each building type is required.
 - b. Building height
- 6. Land Use Schedule. A land use schedule shall include the following, as applicable:
 - a. Total floor area,
 - b. Number of dwelling units,
 - c. Land area,
 - d. Number of required and proposed parking spaces,
 - e. Impervious coverage,
 - f. Floor Area Ratio (FAR),
 - g. Dwelling units per acre, with and without common area;
 - h. The range of land uses to be permitted in each designated area of the development.
- 7. Statement of need for modification from district regulations. A narrative statement that explains the need for modification of the applicable zoning district regulations, as such modification is permitted pursuant to Article 5, shall be submitted in support of the application for the preliminary development plan approval.
- 8. Common Property Maintenance Plan. A written plan in such form as may be prescribed by the Director that demonstrates that all common property, if any, will be owned and maintained in accordance with Article 16, of this Chapter, shall be submitted with the application for preliminary development plan approval.

Section 4.320. Consideration of preliminary development plans

- A. Public hearing required. Consideration of preliminary development plan applications shall require public hearings before the Commission and Governing Body following publication notice, notices to surrounding property owners, and posting of notice signs as provided in this Article.
- B. Approval by Ordinance. All preliminary development plan applications shall be approved by ordinance.
- C. Modification of underlying district regulations. The Commission may recommend, and the Governing Body may approve, pursuant to the procedures set forth in this Section, a preliminary development plan that modifies one or more of the restrictions or regulations found in this Chapter, including, but not limited to, density and minimum lot size requirements, floor area ratios, building setback requirements, design standards, required minimum public improvements, building materials and color, maximum structure heights, parking, landscaping, buffering and tree protection requirements. Uses permitted as of

right, uses permitted with conditions and special uses within each district, as set forth in Article 5, cannot be modified pursuant to this subsection. A preliminary development plan that contains proposed modifications from one or more of the restrictions or requirements of this Chapter, as authorized by this subsection, may be recommended for approval or approved, as the case may be, if the Governing Body concludes, in addition to the criteria for approval set forth in paragraph D of this Section, that the development proposed by the preliminary development plan will provide sustainable value to the City, incorporates sound planning principles and design elements that are compatible with surrounding properties and consistent throughout the proposed project, effectively utilize the land upon which the development is proposed, and further the goals, spirit and intent of this Chapter. No separate vote on proposed modifications is required by this subsection. It is the intent of this subsection that the Commission and the Governing Body evaluate the proposed preliminary development plan to determine if, as a whole, it is consistent with the approval criteria set forth herein and the purposes of this Chapter.

- D. Preliminary development plan in rezoning ordinance. Any preliminary development plan submitted with a rezoning application shall become part of the ordinance that amends the zoning ordinance.
- E. Duration of validity. Preliminary development plan approval by the Governing Body shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The Governing Body may grant one extension not exceeding twelve (12) months upon written request.

Section 4.330. Changes to preliminary development plans

- A. Requirement. When a change is proposed to an approved preliminary development plan, the following shall govern the type of application required.
 - 1. Substantial changes. A new preliminary development plan application shall be submitted. Approval of the new preliminary development plan shall follow the procedures for approval of preliminary development plan applications as set forth in this Article. In determining whether to approve an application for a substantial change to a preliminary development plan, the Commission or Governing Body shall apply the criteria set forth in this Article. In the event that the application for the preliminary development plan is denied, the previously approved preliminary development plan will remain in effect.
 - 2. Minor changes. Minor changes to the approved preliminary development plan, as defined in this Section, may be approved by the Director as part of a final development plan application.
 - 3. No changes. If there are no changes to an approved preliminary development plan, a final development plan shall be submitted for approval by the Director.
- B. Definition of substantial changes. For purposes of this Section, "substantial changes" to the approved preliminary development plan shall mean any of the following:
 - 1. A change in the phases as originally specified in the preliminary development plan that would have a negative impact on the traffic circulation.
 - 2. Increases in the density or intensity of residential uses of more than 10%.