

CATAWBA COUNTY PLANNED DEVELOPMENT DEVELOPMENTAL CHECKLIST
(Used in Conjunction with General Non-Residential Development Checklist)

Concept Site Plan – Required for conditional rezoning requests. Conceptual site plans, characterized by graphic generalizations, are drawn to scale by a design professional with enough detailed information to be considered for approval.

Detailed Site Plan – Optional for conditional rezoning requests, but required for Non-Residential Zoning Authorization Permits. Detailed site plans are drawn to scale and include accurate information and illustrations necessary to demonstrate compliance with all applicable development standards.

Legend

G – Generalization and/or approximation as defined above under the Concept Site Plan.

R - Required to be shown on plan, if applicable to the development project.

PM – Required to be shown on plan as called for in the Procedures Manual.

Note: Applicant to check box in column B or D, if information is shown on the site plan.

		A	B	C	D	E	F	G	H	I	J
		Concept Site Plan	Check if incl. on site plan	Detailed Site Plan	Check if incl. on site plat	Planned Dev. Code Reference	MUC-O Code Reference	CRC-O Code Reference	FPM-O Code Reference	WP-O Code Reference	RP-O Code Reference
Traffic/Transportation											
1.	Access points (ingress & egress) for pedestrians – sidewalks	G		R		44-443.07(b)					
2.	Off-site traffic improvements	G		R		44-443.16(b)	44-430.09(c) (d)				
3.	Parking – off street	G		R		44-443.10 44-534	44-430.12(a) (1)				
4.	Street design & construction	G		R		44-443.16					
5.	Street designation (public or private)	G		R		44-443.16					
Landscaping											
6.	Landscaping - entranceway	G		R		44-443.09					
7.	Landscaping – foundation plantings	G		R		44-443.09 44-523(g)					
8.	Landscaping – internal parking area	G		R		44-443.09 44-523(e)					
9.	Landscaping – perimeter buffer of parcel	G		R		44-443.09 44-523(f)	44-430.11(a)				
10.	Landscaping – perimeter for parking facilities	G		R		44-443.09 44-523(d)	44-430.11(h)				
11.	Landscaping – street trees	G		R		44-443.09 44-523(h)					
12.	Landscaping – trees & shrubs, location of existing and proposed (road frontage)	G		R		44-443.09					
Physical features											
13.	Open space/pedestrian and landscaped	G		R		44-443.07					

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	common areas, pathways					44-443.08					
14.	Architectural design guidelines, theme, color, massing	G		R		44-443.15					
15.	Building façade setback relief	G		R		44-443.15(a)					
16.	Big Box Design	G		R		44.443.15(b)					
17.	Building, front	G		R		44-443.15(c)(1)	44-430.07(c)(1)				
18.	Building materials	G		R		44-443.15(c)(4)	44-430.07(c)(5)				
19.	Floor area ratio	G		R		44-443.06					
20.	Front loaded garages- deemphasized	G		R		44-443.15(d)					
21.	Lighting -Light fixtures – type & location (free standing, on buildings, semi or full-cutoff)	G		R		44-443.17 44-522	44-430.14(a)(2) 44-430.14(b)(2)				
22.	Setbacks to adjacent public streets and residential districts	G		R		44-443.13 44-443.14					44-435(b)
23.	Structures, non-residential, proposed-number, height, outline and square footage	G		R		44-443.01					
24.	Structures, residential proposed- types, number of units, height and outline	G		R		44-443.01 44-443.02					
Lot/Size											
25.	Lot (general shape, size, location, slopes, dimensions)	G		R		44-443.05 44-443.18	44-430.06(c)	44-428(d) 44-428(e)			
Utilities											
26.	Easements – utilities (underground installation required)	G		R		44-443.11	44-430.07(h)		44-429.07 (f)		
27.	Utility provider (water & sewer) – confirmation in writing from provider	G		R		44-443.02(b)					
Signs											
28.	Sign – design drawing	G		R		44-443.12					
29.	Sign – freestanding – new sign location, size, height, color & surface	G		R		44-443.12	44-430.15				
30.	Sign – illumination	G		R		44-443.12					
31.	Sign –wall signs (size and location)	G		R		44-443.12					