



COMPREHENSIVE PLAN COMPLIANCE CHECKLIST

STEP 1: MAP AND GENERAL POLICY REVIEW

The first step in determining compliance with the Comprehensive Plan is determining if the proposed use and zone are in agreement with the Future Land Use Map and category description.

STEP 2: SITE CHARACTERISTICS REVIEW

The second step in determining compliance with the Comprehensive Plan is identifying existing and proposed site characteristics and how such characteristics will impact the proposed development. Each proposal shall identify the applicable site-specific characteristics below and incorporate them into the General Development Plan (including the Preliminary Development Plan and Binding Elements), and in the application. Listed below, are topics that will be evaluated with each application.

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| <input type="checkbox"/> Proposed Development Layout | <input type="checkbox"/> Provisions for Roadway Improvements |
| <input type="checkbox"/> Proposed Lot Sizes and Setbacks | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Access Points | <input type="checkbox"/> Water/Wastewater Availability |
| <input type="checkbox"/> Streets, Travelways and Parking Facilities | <input type="checkbox"/> Preservation of Existing Natural Features |
| <input type="checkbox"/> Natural or Man-Made Features | <input type="checkbox"/> Preservation of Prime Farmland |
| <input type="checkbox"/> Location of Floodplains or Wetlands | <input type="checkbox"/> Preservation of Cultural and/or Historical Resources |

Step 3: SITE DESIGN AND COMPATIBILITY REVIEW

The third step in determining compliance with the Comprehensive Plan is assessing compatibility of the proposed application with the existing surrounding development. Listed below, are site design elements and compatibility considerations that will be evaluated with each application.

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| <input type="checkbox"/> Location of Buildings and Other Structures | <input type="checkbox"/> Density of Development |
| <input type="checkbox"/> Proposed Landscaping, Buffering and or Screening | <input type="checkbox"/> Maximum # of Lots or Units |
| <input type="checkbox"/> Open Space and Recreation Areas | <input type="checkbox"/> Permitted and/or Prohibited Uses |
| <input type="checkbox"/> Connectivity to Adjacent Properties | <input type="checkbox"/> Proposed Building Materials |
| <input type="checkbox"/> Proposed Sign Location(s) | <input type="checkbox"/> Building Orientation |
| <input type="checkbox"/> Pedestrian, Bicycle or Greenway Facilities | |

Step 4: AREA SPECIFIC POLICY REVIEW (If Applicable)

If the property located within the boundary of any Focal Point Plan, Overlay District, or special study area, the development will be evaluated for compliance with the applicable items of such plan.

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| <input type="checkbox"/> Cemetery Road Overlay District | <input type="checkbox"/> Walnut Valley Focal Point Plan |
| <input type="checkbox"/> Lovers Lane Overlay District | <input type="checkbox"/> Cedar Ridge Focal Point Plan |
| <input type="checkbox"/> Scottsville Road Corridor Study Area | <input type="checkbox"/> Smiths Grove Focal Point Plan |
| <input type="checkbox"/> Woodburn Focal Point Plan | <input type="checkbox"/> Oakland Focal Point Plan |