

**SPECIFIC USE PERMIT
SITE DEVELOPMENT PLAN
DATA REQUIREMENTS**

The following information shall be shown on each site development plan submitted to the Planning Department with an application for zoning district reclassification. Fifteen copies of the site development plan shall be submitted initially with the application. The preferred sheet size of any site plan is to be no larger than three feet by two feet (3' x 2') with a minimum scale of 1 inch equals 40 feet (1" = 40').

If revisions are required to the site plan, then four additional copies of the corrected site development plan with a sepia of each sheet shall be resubmitted to the Planning Department Wednesday prior to the Planning and Zoning Commission meeting for which the rezoning request is scheduled for consideration.

The general information and notes listed below shall normally be shown on the site development plan (additional information and notes may be required for certain developments) prior to its acceptance for rezoning consideration by the Planning Department.

3. General information or data requirements to be shown directly on site plan.

1. Name of development.
2. Legal description of property (Lot, Block, Addition, Survey, and County)
3. North arrow, scale
4. Purpose of development
5. Number of employees
6. Hours and Days of operation
7. Name, address, and telephone number of developer, landowner, and developer's agent
8. Name, address, and telephone number of drafting service
9. Vicinity map showing location of property

II. Specific data requirements to be shown directly on site plan:

1. Present zoning classification on property
2. Requested zoning classification
3. Total area of property in acres and square feet
4. Percent of maximum lot coverage
5. Percent of on-site landscaping and a landscaping schedule to identify location, type, and size of all landscaping material
6. Location of all existing or proposed structures (building footprints or envelopes)
7. Proposed use of each structure and square footage for each
8. Notation of maximum building height for each structure
9. Delineation of dimensioned building line setbacks
10. Delineation of off-street parking area(s), showing all parking
11. Delineation of all ingress-egress to property
12. Delineation of all public and private streets in and around property and location of sidewalks
13. Location of any public utility easements, utility lines, and firelanes within property boundaries
14. Delineation of all fencing, screening walls, including height, materials, etc.
15. Dimensioning for all critical elements of site plan
16. Location, type, height, and illumination of all exterior signs (provide sign details)
 - a. Location, type, and height of all exterior lighting (provide lighting details)
 - b. Location and type-of refuse collection (public or private)
 - c. Any other site plan information required by the Planning and Zoning Commission and City Commission

III. Specific notes to be shown directly on site plan

1. All parking and driveways shall conform to the requirements of Section 9 of the Development Policy Manual of the City of Amarillo unless noted otherwise.
2. All exterior lighting shall be directed onto the property in such a manner to minimize or eliminate glare across adjacent property lines.
3. No signs shall be operated on the property that use or have attached any flashing, pulsating, or rotating lighting source or reflector. No portable signs will be allowed.
4. Any additional bulk or area requirement not specifically noted on this

site plan shall comply with the zoning district in which the property was located prior to this amendment.

5. Any an all utility relocations or adjustments required for this development shall be the responsibility of the developer(s).
6. All fencing, screening, landscaping, driveways, and parking areas shall be maintained in good condition at all times by owners. All landscaping to be installed prior to receiving a certificate of occupancy, or within six months of occupying structure if bad weather exists. All landscape material, trees, grass, shrubs, etc., shall be installed on the site in the same manner as depicted on this site plan and all landscaped areas shall be served with a sprinkler system.
7. The approval of this development by the City of Amarillo in no way shall alter or abrogate requirements of the Uniform Building Code as adopted and amended by the City of Amarillo.
8. No use other than that allowed under the previous zoning classification or that which is specified by this site plan is allowed. Any other use change shall require a zoning amendment for this site.
9. The City of Amarillo or its franchised utility shall not be required to replace any obstructions, paving, or plantings that must be removed during the course of maintenance, construction, or reconstruction within any public utility or drainage easement.
10. All exterior mechanical equipment shall be located and/or screened in such a manner as to eliminate or minimize noise and visual impact to adjacent properties.
11. All surface storm water collected on this site shall drain directly to adjacent public right-of-way or by other means if approved by the City Engineer .
12. The developer shall comply with all ADA requirements.
13. "I acknowledge and agree to all standards of development as listed on this site plan."

Name of Developer

Date

IV Architectural requirements for

Architectural drawings showing front, side, and rear of all building elevations and exterior building materials, colors, etc., shall be required to be submitted with the site plan.

V. Expert evaluation requirement for Specific Use Permits:

An expert evaluation from a licensed real estate appraiser (MAI/SRA) concerning the location, function, and characteristics of any building or use proposed for a Specific Use Permit shall be submitted along with the site plan and architectural details. Such expert evaluation shall also specifically address the effect of the requested Specific Use Permit on adjacent land uses and property values.

PLANNING DEPARTMENT
City of Amarillo
378-4223