Form 4: Application for Planned Development - Final

Housing and Inspection Services 356-5120

CITY OF IOWA CITY

Return Completed Form To: Housing & Inspection Services, City of Iowa City, 410 E. Washington, Iowa City, IA 52240

Applicant Information

Applicant

Name .....

Address .....

..... ZIP .....

Phone ..... email .....

Contact Person (if other than Applicant)

Name .....

Address .....

..... ZIP .....

Phone ..... email .....

Property Owner (if other than Applicant)

Name .....

Address .....

..... ZIP .....

Phone ..... email .....

Property Information

Address or Legal Description .....

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Final Plan Checklist

Please prepare a plan, titled "Final Planned Development and Site Plan." When the plan is complete submit one (1) set of plans, along with the review fee, to Housing and Inspection Services, 410 East Washington Street, Iowa City, Iowa 52240.

Please use this checklist to confirm that the plan includes, at a minimum, the following information:

1. ❑ Date of preparation and north arrow.
2. ❑ A scale no smaller than one inch equals one hundred feet (1"=100').
3. ❑ Legal description or street address of the property and location map of the property.
4. ❑ Name and address of the owner of record of the property, the applicant and the person(s) preparing the site plan, and the name and address of the applicant's attorney, if any.
5. ❑ Property lines with dimensions to the nearest one-tenth of a foot (1/10') and total square footage or acreage of the site.
6. ❑ Total number and types of dwelling units proposed, proposed uses for all buildings, and total floor area of each building.
7. ❑ Exterior dimensions of all existing and proposed structures or additions, including setback distance from property boundary lines and distance between structures.
8. ❑ Location, grade and dimension of all existing and proposed paved surfaces.
9. ❑ Location of all existing and proposed outdoor recycling, trash, solid waste, and dumpster areas and methods of screening such areas.
10. ❑ Location and type of all existing and proposed non-building signs.
11. ❑ Location and area of open spaces and a landscaping plan showing existing and proposed trees.
12. ❑ Location of the following features on the site:
    a. ❑ streams and other water bodies, including wetlands;
    b. ❑ areas subject to flooding from a 100-year event.
13. ❑ A detailed lighting plan and photometrics layout which shows the location, type, height, intensity of all existing and proposed exterior lighting on the property. The photometrics layout must show the foot-candles generated by all lights on the property and provide the outdoor light output as measured in initial lumens from all bulbs used in outdoor light fixtures.
14. ❑ Location and specifications for any existing or proposed aboveground or below-ground storage facilities for any chemical, salts, flammable materials or hazardous materials.
15. ❑ Existing and proposed contours at intervals not to exceed 5 feet, provided at least 2 contours are shown. Contours of neighboring properties must be provided when deemed necessary to the City.
16. ❑ Impervious surface area in square footage and percentage.
17. ❑ Location and size of public and private utilities.
18. ❑ A typical cross section of all proposed streets, alleys, and parking areas showing roadway location, type of curb and gutter, paving and sidewalks to be installed.
19. ❑ A complete traffic circulation and parking plan.
20. ❑ Storm sewer design calcuations and storm water detention calculations.
21. ❑ Other data and information as may be reasonably required by the Building Official.

In addition to the Final Planned Development and Site Plan, please provide the following:

22. ❑ Elevation sketches to indicate the design and materials of buildings and the overall character of the development.
23. ❑ Legal papers as applicable.

Return completed form, development plan, building elevations and necessary legal papers to: Housing & Inspection Services, City of Iowa City, 410 E. Washington Street, Iowa City, IA 52240

2016 FEES FOR REVIEW OF APPLICATIONS

City of Iowa City
Planning & Zoning Commission
and
Board of Adjustment

TYPE	FEE
Subdivision	
Preliminary (Minor)	$725
Preliminary (Major)	$725 + $20 per lot
Final	$725
Combination: Preliminary/Final	$795 + $20 per lot
Planned Area Development (OPD)	
Preliminary	$725 + $20 per lot
Final administrative review	$265
Submit to Development Services – 2nd Floor City Hall	
Combination: OPD and Subdivision	
Preliminary	$725 + $20 per lot
Final	$725
Combination: Preliminary/Final	$795 + $20 per lot
Rezoning	$500
Comprehensive Plan Amendment	$500
Voluntary Annexation	$500
Street or Alley Vacation	$200
Variance	$425
Special Exception	$425
Other BOA actions	$425
Combination BOA actions	$495

Submit completed form(s) and payment to City Clerk, 410 E Washington Street.

*****These fees will be updated in February 2017 to reflect changes in the rate of inflation.