



# DEVELOPMENT REVIEW GUIDE

## Concept Plans



### What is a Concept Plan?

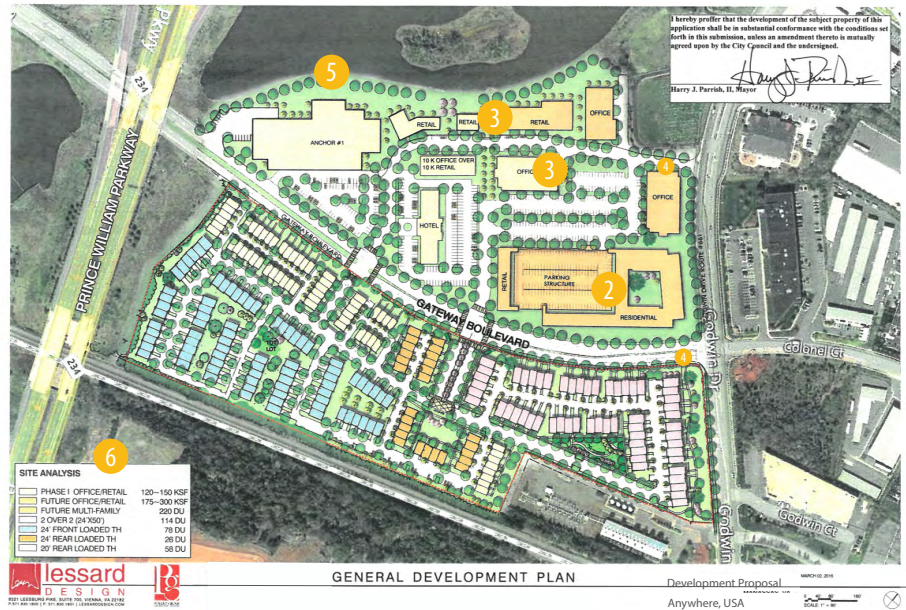
A concept plan is a generalized plan indicating the boundaries of proposed development and presenting the general arrangement of proposed buildings, uses, structures, and improvements. Concept plans are also sometimes referred to as general plans or generalized development plans.

### Concept Plan Typical Requirements:

#### Mapped Plan:

- 1 A plan of the property showing all property lines, existing streets, and subdivisions
- 2 General location and type of proposed uses
- 3 Layout, character, and orientation of proposed buildings and improvements
- 4 General location and information on proposed roads, parking, pedestrian and bike amenities, public utilities, and storm drainage systems
- 5 General location of natural areas, steep slopes, proposed open space, recreation amenities, and landscaping

### Concept Plan Example:



#### Accompanying Narrative:

- 6 Relationship of the proposal to the Comprehensive Plan and nearby areas
- 7 Total number, density, lot size, and type of proposed dwelling units
- 8 Proposed amenities serving the development
- 9 Proposed development schedule
- 10 Written analysis of public facilities and infrastructure required to serve the proposed development
- 11 Any other narrative specified in the application requirements or by the Zoning Administrator

### Purpose of Concept Plans

Concept plans are typically required during the rezoning and/or conditional use permit process. Because they are general in nature, concept plans represent a lower level of investment than engineered site plans. This reduces the property owner's risk associated with land use applications that require legislative action, thereby lowering a potential barrier to development.

#### Concept plans:

- Allow flexibility in final development and use types
- Are adaptable to changes in market conditions
- Encourage comprehensive planned development
- Allow site plan costs to be incurred by individual developers/users within a planned development
- Are not subject to approval time frames required by site plans
- If proffered during rezoning, becomes part of the zoning regulations in perpetuity, unless altered through another rezoning process