

CITY OF WINSTON APPLICATION FOR SITE REVIEW

At the time of the erection of any new commercial, industrial, or public/semi-public building, or any new multi-family residential development of three dwelling units or more, a site review shall be conducted. All applications and accompanying site plans shall be reviewed by the City Manager or the City Administrator's designee and, when applicable, by the Planning Commission.

APPLICANT

Name _____ Phone _____

Address _____

TITLEHOLDER

Name _____ Phone _____

Address _____

PROPERTY (SITE) ADDRESS

LEGAL PROPERTY DESCRIPTION

Twon _____ Rng _____ Sec _____ Tax Lot(s) _____

Property I.D. No(s). _____

Plan: _____ Zone: _____

SITE REVIEW CRITERIA

A site review shall be conducted in accordance with the criteria set forth below. Any development proposal which deviates from the established criteria shall be referred to the Planning Commission for determination.

Please address each of the following criteria:

1. Identify areas of potential natural hazards that may affect the property or development proposal.

2. Establish compliance with the use and dimensional standards of the Article 4 for the zoning district where the property is located, and with the supplemental regulations of Article 5, including accessory use provisions and the provisions for off-street parking and loading.

3. Establish compliance with the Functional Standards for Public Improvements in Article 5, including applicable street improvements, sidewalks, sewer, water and drainage improvements, etc.

4. Establish how the proposed development complies with the Protection Standards for Natural Features, including steep slopes, buffer areas, ravines, floodplain, drainage ways, and soils erosion control, etc.

5. Determine whether water and sewer pipelines are of adequate sizing so as to meet the anticipated growth demands and fire protection requirements.

6. Establish driveway and street grade limitations and traffic visibility on adjoining streets for the proposed development.

7. Establish whether the proposed development complies with the applicable design standards and improvement requirements for a special district or use.

8. Establish the adequacy of the grading and drainage plan for the collection and transmission of storm and ground water in order that the drainage from the proposed development will not adversely affect adjoining properties or public rights-of-way.

9. Does the proposed development involve the alteration of existing slopes (cut and fill)? Explain the effects of slope alteration on erosion and run-off for surrounding properties. Appropriate restrictions or conditions may be imposed to consider these effects.

10. Determine that the privacy of nearby residents will not be substantially reduced nor will the significant view from nearby residents be obstructed by the proposed development.

11. Explain how existing vegetation and natural topographic features will be retained and protected. Appropriate restrictions or conditions may be imposed to consider the stabilizing of soils or protection of significant scenic areas.

12. Consider the visual impact of the proposed development and the compatibility of the architectural features of the proposed structure(s). Appropriate restrictions or conditions may be imposed to ensure the proposed development will be harmonious with the character of the surrounding neighborhood or with the community as a whole.

13. Identify any areas of historic significance where the imposition of protection requirements may be appropriate.

In conjunction with this application, you must submit a plot plan showing the subject property, location of proposed structure(s), location of all related structures, distances between structures, and distances from structures to property lines, proposed parking and maneuvering areas, and other appropriate information to show compliance with the standards for Site Review.

REQUIRED SIGNATURE(S)

I (We),
as (are) the titleholder or authorized agent of the property described in this application and supplements and hereby certify that the statements and information contained herein are, in all respects, true and correct to the best of my (our) knowledge and belief.

All Property Owner(s) or Agent(s) Must Sign This Application.

Signed _____ Date _____

Signed _____ Date _____

FEE: A non-refundable fee, as specified in the most recent “City of Winston Municipal Code”, must accompany this application. Make all checks payable to the City of Winston.