Form B3 - Preliminary Site Plan (PSP) Application Worksheet

Answers to the questions contained in this from may be provided in a separate document. Please restate the numbers of the questions for ease of reference.

Preliminary Site Plan applications submitted in conjunction with a rezone to PD shall complete this worksheet in addition to the Zoning Atlas Amendment application worksheet.

1. **Project Name:** Click or tap here to enter text.

Criteria for PSP Approval

LDC Section 322.2 contains the criteria for approving Preliminary Site Plans. In deciding whether to recommend approval, approval with modifications or denial of a proposed PSP, the approving authority will consider the following factors. Please provide an explanation of how the proposed Preliminary Site Plan meets the criteria.

1. Previous Approvals. The site plan substantially conforms and is consistent with prior approvals such as a General Development Plan, Rezoning, Special Permit, Variance, etc. Click or tap here to enter text.
2. Comprehensive Plan. The proposed plan must be consistent with all applicable provisions of the Manatee County Comprehensive Plan (explain and provide the number of any relevant Goals, Objective and Policies)? The Plan is available in Municode.com. Click or tap here to enter text.
3. Land Development Code. The proposed plan must be in conformance with all applicable provisions of the Land Development Code (explain and provide the number of any relevant sections). The LDC is available in Municode.com. Click or tap here to enter text.
4. If the PSP approval is for a Planned Development, address how the proposed planned development will conform with the Planned Development District standards contained in Chapter 4 (address those that are applicable to the project). If not in a PD district, skip this question.
   1. Section 402.6 - General Design Requirements for All Planned Development Site Plans. Click or tap here to enter text.
   2. Section 402.7 - Planned Development Residential. Click or tap here to enter text.
   3. Section 402.8 - Planned Development Mobile Home. Click or tap here to enter text.
   4. Section 402.9 - Planned Development Recreational Vehicle. Click or tap here to enter text.
   5. Section 402.10 - Planned Development Office. Click or tap here to enter text.
   6. Section 402.11 – Planned Development Commercial. Click or tap here to enter text.
   7. Section 402.12 - Planned Development Research Park. Click or tap here to enter text.
   8. Section 402.13 – Planned Development Industrial. Click or tap here to enter text.
   9. Section 402.14 - Planned Development Waterfront. Click or tap here to enter text.
   10. Section 402.15 - Planned Development Public Interest. Click or tap here to enter text.
   11. Section 402.16 - Planned Development Mixed Use. Click or tap here to enter text.
   12. Section 402.17 - Planned Development Urban Industrial. Click or tap here to enter text.
   13. Section 402.18 - Planned Development Port Manatee. Click or tap here to enter text.
   14. Section 402.19 - Planned Development Golf Course. Click or tap here to enter text.
   15. Section 402.20 - Planned Development Agriculture. Click or tap here to enter text.
   16. Section 402.21 - Planned Development Encouragement Zone. Click or tap here to enter text.
5. Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located (see LDC Chapter 4) and, where applicable, to the requirements of Chapter 5 for the particular use or activity under consideration. Click or tap here to enter text.
6. Environment. The proposal shall not adversely impact environmentally sensitive lands or natural resources. Click or tap here to enter text.
7. Circulation. Ingress and egress to the property and internal traffic patterns must be designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe. Click or tap here to enter text.
8. Concurrency. The site plan must meet the requirements of Section 360, Certificate of Level of Service, or the site plan must be conditioned upon a Certificate of Level of Service being granted prior to Construction Drawing approval (this second option is available only where the applicant is required to obtain Construction Drawing approval). Click or tap here to enter text.

building height compatibility

Requests for approval of additional building height in conjunction with a Planned Development Residential as provided for in LDC Section 402.7.D.9 shall meet the step back provisions of LDC Section 401.5.A, if applicable, and the following provisions. Please explain how each of the provisions will be met. (Note that Section 401.5.A applies to all projects of 3 stories or more abutting a single family residential zoning district)

1. The height of the proposed development shall not adversely affect surrounding development or waterfront vistas; Click or tap here to enter text.
2. The proposed building(s) shall have varied setbacks of at least three (3) feet in depth every seventy-five (75) horizontal feet to give the appearance of less bulk to the street frontage and adjacent buildings; Click or tap here to enter text.
3. The proposed building(s) shall have an articulated roofline, whether it consists of a series of flat or sloped roofs; Click or tap here to enter text.
4. The main entrance to the building shall face the street and the site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance; Click or tap here to enter text.
5. The building materials shall be complementary with the adjacent existing construction. Click or tap here to enter text.