



SITE DEVELOPMENT PLAN APPLICATION

Applicant: _____

Phone Number: _____

Mailing Address: _____

Applicant's Interest in Property (owner, lessee, other): _____

Owner: _____

Owner's Address: _____

Project Address: _____

Assessor Parcel Number(s): _____

Total Acreage: _____

Proposed Use: _____

Current Zoning: _____ General Plan Designation: _____

Number of Off-Street Parking: Required _____ Proposed: _____

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Application Received by: _____ (date) _____ Fee: _____

Instructions:

Applications must be accompanied by the appropriate fee and a site development plan drawn to scale. The site development plan shall contain the following:

12 copies of the site plan, drawn to scale, which clearly and accurately shows:

- Date, north arrow, scale, gross acreage and vicinity map.
- Name and address of property owners or record and engineer, architect or surveyor.
- Location and width of all existing and proposed adjacent streets, alleys or easements.
- All property lines (with dimensions) including adjacent properties, uses, driveways, etc.
- Location of all existing and proposed structures, with dimensions of all wall lines and distances to nearest property lines noted.
- Existing frontage improvements (curbs, gutters, sidewalks, edge of paving, etc.) and adjoining streets and alleys.
- Existing or proposed driveways, pedestrian walkways, signs, off-street parking and circulation (including handicap parking spaces, loading and service areas, with all dimensions noted).
- Existing trees indicating those to be removed and those to be saved, and other natural and man-made features, as well as their proposed relocation or removal if applicable.
- Existing and proposed topographical features, including elevations on adjacent properties.
- Existing improvements (including nearby improvements on adjacent properties), street lights, fire hydrants, drainage swales/culverts, utility poles, boxes, transformers, vaults, buildings, wells, fences and walls, sewage disposal systems, water and sewer services and size.
- Proposed water and sewer services, size and location.
- Proposed landscaping and irrigation plans.
- Proposed lighting plans.
- Proposed and existing drainage inlets and relationship to city drain facilities, storm-water detention/retention ponds if applicable.
- Location and dimensions of proposed improvements including buildings, lot coverage, floor plans (indicating uses and exists), walls and fencing (note height), landscaping areas, screening, trash enclosures, outdoor activity areas, parking lot lighting fixtures, pedestrian plazas and walkways.
- Building elevations including type and style of exterior materials and proposed colors and future location of signs. Indicate all exterior building features as existing or new, to be repaired or replaced. For new construction provide all views.
- Location and dimensions of all ground mounted exterior mechanical equipment and utilities (transformer boxes, vaults, air conditioners, etc.).
- All parking spaces, labeled by type (compact, standard, handicapped or bicycle) including loading area and ingress and egress.
- A legend with parking space breakdowns by type, number and percentage total with parking space/square feet. ratios.
- Finished floor elevation and spacial relationship to surrounding properties and buildings (commercial and industrial projects only).
- A complete environmental checklist (unless the project is exempt).
- Location map.

A Site Development Plan (SDP) is a master plan for the development of a parcel or combination of parcels. The SDP is intended to create a coordinated residential, commercial or industrial complex and shall show a unified and organized arrangement of buildings, off-street parking, vehicle and pedestrian circulation, landscaping, signing and service facilities which will minimize adverse effects on adjoining properties and neighborhoods. A SDP apply to all development projects including developer/builder single-family residential, multi-family, commercial, industrial and public/quasi-public uses unless exempt under Section 17.50.040 and which do not require a Use Permit. Any use subject to the provisions of a SDP, shall be required to apply to the department of planning for site development plan review prior to the issuance of a building permit.

The application is considered complete when the completed application form, a plot plan in sufficient detail to adequately evaluate the project, together with any necessary supplemental information, and the application fee is presented to the department of planning. The application is circulated to staff for review and comments. The Planning Director shall approve all SDPs that are consistent with applicable zoning regulations.

The SDP committee or any appeal body, may impose the following standards on a project subject to review under this section:

- Landscaping, including signing and lighting review;
- Parking requirements;
- On-site and off-site drainage;
- Fencing requirements;
- Hours of operation;
- Location and position of uses on property;
- Noise level limitations;
- Access location and encroachment standards;
- Building design (exterior);
- Grading requirements;
- Other department or agency requirements;
- Other requirements as deemed necessary and proper to protect the health, safety and welfare of the residents of the City.

The decision of the Planning Director shall be final unless a written appeal is filed with the planning department within ten (10) days after such a decision is made.

For further information, contact the Gridley Planning Department at City Hall, 685 Kentucky Street, Gridley CA 95948 (530) 846-3631, or planning@gridley.ca.us