



**Planned Development
(PD) Final
Development Plan
Application
Submittal
Requirements**

No Planned Development Final Development Plan application will be accepted for review by the City of Wooster, per Section 1105.02 of the Planning and Zoning Code, without the submission of all of the following items, unless any such items are determined to be unnecessary or not applicable to the application by the Zoning Administrator

Information entered into a PD Final Development Plan Application on Viewpoint Cloud

1. The location of the subject property;
2. A description of the proposed PD Final Development Plan application;
3. The total square footage of all existing and proposed uses;
4. For residential applications, the number of total dwelling units proposed;
5. Verification that the owner of the property or an authorized applicant is submitting the application per Section 1105.02(a) of the Planning and Zoning Code; and
6. The required application fee per Section 1105.02(f) of the Planning and Zoning Code.

Information uploaded to a PD Final Development Plan Application on Viewpoint Cloud

7. A separate site plan sheet or sheets prepared by a qualified professional and drawn to scale illustrating *existing* site conditions including, but not limited to:
 - a) The location and dimensions of the subject property lines, public rights of way, and easements;
 - b) The location and dimensions of all buildings, structures and trash enclosure areas;
 - c) The location, dimensions and surface materials of parking areas, drives, public streets, sidewalks, loading areas, outdoor storage or display areas, and outdoor dining areas;
 - d) The distance from property lines and the right of way of all buildings, structures, parking areas (including adjacent drives), and trash collection areas located when located within 50 ft. of property lines and the right of way;
 - e) The location, type, species, and quantities of all landscaping and screening;
 - f) The location, height, style, and color of all exterior lighting (including a fixture detail), fencing and walls;
 - g) The location and type of all utilities and stormwater ponds, basins or other structures;
 - h) The location of all freestanding signs; and
 - i) The topography of the site incorporating contours in intervals of no less than two feet;
8. A separate site plan sheet or sheets, prepared by a qualified professional and drawn to scale illustrating *proposed* site conditions including, but not limited to, all items noted in 7. above;
9. When new buildings, additions or alterations to existing buildings are proposed, a separate plan sheet or sheets, prepared by a qualified professional and drawn to scale including exterior architectural plans. Plans shall include exterior building elevations of all sides buildings, notation of all exterior materials, colors utilized, and the height and width of buildings; and
10. A traffic impact study as required by Section 1125.08 unless approved with the PD Preliminary Plan and unchanged and/or a photometric plan as required by Section 1117.03(c).

Additional Information

11. Any other information necessary for the evaluation of the PD Final Development Plan application as deemed necessary by the Zoning Administrator.