



Application for Development Plan in a

Planned Development District

Planning & Zoning Division

13503 Alexander Road, City Hall | Balch Springs, Texas 75181
Phone 972-286-4477 Ext. 123 or 212 | Fax 972-286-4279 |
www.cityofbalchsprings.com

FILING PROCEDURES

WHAT IS A PLANNED DEVELOPMENT DISTRICT ?

A PD-Planned development district (a "PD district") is intended to allow the phased development of tracts of land in a manner that will permit flexibility, that will encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, circulation patterns, that will best utilize special site features such as topography, useable open space, landscape features, and that will maintain the integrity and value of surrounding areas. To the extent reasonably possible, PD districts should provide for the integrity, maintenance, and improvement of drainage ways, wetlands, and other natural features. PD districts allow flexibility with respect to the placement of buildings and structures on the land, permissible uses of the land, and development regulations for the land, as well as flexibility with respect to the review and approval process. This authority extends to discretionary approval by the city council over concept and development plans for each PD district as required by this division, including consideration by the city council of such items as proximity to major transportation arteries (such as freeways, expressways or mass transit routes), parking, setbacks, square footage of buildings and structures, sign placement, screening, landscaping, buffer zones, residential and nonresidential density, and the ratio of mixed commercial or retail and residential uses and structures. To the extent reasonably possible, PD districts should be separated or well buffered from adjacent properties. While flexibility is given to allow special conditions or restrictions, the following procedures are established herein to ensure against inappropriate exercise of this flexibility. It is intended that, prior to the approval of a PD district, it should be demonstrated that adequate public services and infrastructure capacity exist or are planned that will support development within the PD district throughout the estimated "build out" period based on the size and nature of the proposed development within the PD district.

After City Council approves the "PD" application a **Development Plan** will be required to go before the Planning & Zoning Commission before any building permit may be issued. The Development Plan shall be in accordance with your "PD" Ordinance as stated.

SUBMITTAL PROCEDURE

It is recommended that the applicant discuss the proposed application with staff of the Planning & Zoning Department prior to submission of an application to review plans, ordinances, and other land use issues that may be involved. Submittal of the application occurs at the Planning & Zoning Department's office listed below:

City of Balch Springs
Planning & Zoning Department
City Hall
13503 Alexander Road
Balch Springs, TX 75181
Phone 972-286-4477 ext. 123 or 212, Fax 972-286-4279

SCHEDULING

The amount of time necessary to complete the staff review is variable depending on the complexity of the Development Plan application and the accuracy of the submitted material. Once staff has reviewed submitted materials, the case is scheduled for consideration and action at the Planning & Zoning Commission. However, the Planning & Zoning Department may determine that additional information or review is necessary prior to being scheduled for the Planning & Zoning Commission Meeting. Incomplete submissions or major changes to the plans during the review process may cause delays in this schedule.

REQUIRED MATERIALS

A Development Plan application consists of six parts:

1) Application form

- Included in this packet
- Must be signed by all current property owners
- Typed application. (1 copy)

- PD Ordinance
- Comply with application requirements listed in the “PD” Planned Development Ordinance under Development Plan Requirements.

2) Application fee

- Development Plan application fee of \$1500 for 0-10 acres plus \$25 for each additional acre
- Payable by check to the “City of Balch Springs”
- Fee is non-refundable

3) Narrative (Proposal) statement

- This written statement should include a detailed description of the proposal. At a minimum, it must include (if applicable):
 - o Square footage
 - o Number of dwelling units
 - o Number of employees
 - o Operational details including hours of operation and number of clients/customers
 - o Number of existing and proposed parking spaces
 - o Circulation of vehicular traffic on site and to and from site
 - o Detailed description of business to be conducted
 - o Description of ownership/management

4) A recent certified survey plat of the property

- Two (2) copies of the survey plat on no larger than 11” x 17” paper

5) *Elevation: North, South, East and West rendering of building including signage (building materials shall be called out)

Two (2) copies of the elevation on no larger than 11” x 17” paper & 1 Electronic PDF

6) A Conceptual Site Plan , *Floor Plan & Landscape Plan of the property

- Two (2) copies of the plan on no larger than 11”x 17” paper
- 1 Electronic (PDF) Copy
- Drawn at a minimum scale of 1”=100 feet) should be attached to the application showing the proposed development; all building lines
- Label proposed uses and square footage of buildings
- Parking area or areas (including the identification of the marked/stripped parking
- Means of ingress and egress to/from the property

6) Legal Description: A legal description is required for the property for which a PD Ordinance has been approved. It must be attached as Exhibit “A”. The description shall include the distance and bearing of the point of beginning from the nearest intersection of streets or roads and shall contain the following statement, signed and notarized

Supplements to this application (depending on the type of request) and additional materials may be required at the discretion of the Planning & Zoning Department. **(See Attached Checklist)**

Note: *It is important that the required application materials be as clear as possible in the description and presentation of the proposal, as the materials will be forwarded to Planning & Zoning Commission for their review.*

REVIEW PROCES S

Following receipt of an application, an initial review is conducted to ensure that all required information has been submitted. If deemed complete, it is accepted as a formal application and internal review begins. Staff will work with the applicant on issues that arise during internal review and on proposed conditions to be included in the Planning & Zoning Department staff recommendation to the Planning & Zoning Commission. The Development Plan application will be set for by Consideration and Action before the Planning & Zoning Commission.

NOTICE & POSTING

Notices of Planning & Zoning Commission and City Council public hearings are advertised in the *Commercial Daily Record*. (If applicable) Notices are also mailed to nearby property owners. (If applicable) Additionally, a sign is posted on the site with information regarding Planning & Zoning Development Plan Case Number. The request for the Development Plan will be posted on the Planning & Zoning Agenda at City Hall 72 hours or more prior to the scheduled date of the Planning & Zoning Commission Meeting.

Note: Applicants are strongly encouraged to organize a community meeting to discuss the proposal with property owners and residents prior to the Planning & Zoning Commission's public hearing. (If applicable)

PLANNING & ZONING COMMISSION RECOMMENDATION

Planning staff will make a presentation to Planning & Zoning Commission summarizing the application and staff's recommendation. On **"PD" Planned Development** applications, the applicant and any citizens interested in the application are given time to speak. Planning & Zoning Commission will evaluate the application based on the merits of the proposal, considering the purpose of the zoning district affected, the potential impacts of the proposal on the neighboring properties, and any relevant recommendations or policies in the adopted Balch Springs Comprehensive Plan. Planning & Zoning Commission may recommend approval, denial or that additional conditions be imposed before its recommendation is forwarded to City Council.

CITY COUNCIL PUBLIC HEARING

Following Planning Commission's hearing, the "PD" Planned Development item will be forwarded to City Council for a public hearing, usually in the month following Planning Commission. Planning staff may make a presentation to City Council summarizing the application and the recommendations. The applicant and any citizens interested in the application are given time to speak. City Council may approve or deny the application and may impose additional conditions. Four affirmative votes of City Council are required for approval.

PUBLIC HEARING TIMES AND LOCATIONS

Planning Commission

- First & Third Thursday of every month at 7:00 PM
- Held in City Hall, Council Chambers, 13503 Alexander Road

City Council

- Second & Fourth Monday of every month at 7:00 PM
- Held in City Hall, Council Chambers, 13503 Alexander Road

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Balch Springs
Planning & Zoning Department
13503 Alexander Road
Balch Springs, Texas 75181

Case Number: DP _____

1. PROPERTY INFORMATION

Address or Location _____

Legal Description _____ Zoning District _____

Current Land Use _____

Proposed Land Use _____

The proposed use will be in: ☐ an existing building ☐ a new addition ☐ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. Give an explanation of the proposed use of the property and attach supporting information:

6. Zoning Request: (IF APPLICABLE)

From: _____
To: _____

7. Give a brief explanation of reason for the request: _____

8. The undersigned hereby requests Development Plan Approval of the above-described property as indicated.

Applicant/Agent _____ Date _____

9. Owner: _____
Name: _____
Mailing address: _____ Telephone: _____

Signature _____
Owner _____ Date _____

Fee Received by: _____ Date Received _____
Amount: _____ Cash/Check Number: _____ Rec.# _____

10. A signed and notarized copy of the current deed for the property. All deed restrictions on the property, if any, are to be listed and highlighted in yellow. (1 copy)

11. A Tax Impact Analysis.

A. An evaluation of the current taxable value of the land and the physical improvements) ie., building improvements) after SUP approval:

<u>Assessment Category</u>	<u>Taxable Value – Current</u>	<u>Future</u>
LAND		
PHYSICAL IMPROVEMENTS (BUILDING & IMPROVEMENTS)		

B. An evaluation of the tax dollars that are currently being paid to the City of Balch Springs on the land & the physical improvements (ie., building and improvements) compared to the anticipated future tax dollars (using the current rate) that will be paid to the City Of Balch Springs on the land & the physical improvements (ie., building & improvements) after the PD approval:

<u>Total Paid-using current rate</u>	<u>Increased/Decreased – Amount of Taxes paid/to be paid</u>
<u>Assigned Category</u>	<u>Current</u> <u>Future</u> <u>LAND</u>
PHYSICAL IMPROVEMENTS (Building & Improvements)	

OFFICE USE ONLY

- | | | |
|---|--|---|
| ☐ Application Form | ☐ Narrative Statement | ☐ Conceptual Site/Deve. Plan |
| ☐ Application Fee | ☐ Current "PD" Ord. | ☐ Additional materials (if required) |

DEVELOPMENT PLAN CHECKLIST APPLICATION

- o **Application form**, completed
- o Three (3) paper copies of application package & One (1) Electronic PDF copy
- o Signature of applicant and property owner
- o **Application Fee**, \$1,500 for 0-10 acres
11 acres or more - \$25 each additional acre plus DP application Fee
- o In Accordance with **Sec. 90-583, Zoning Ordinance-PD**

Application Requirements (see attached)

- o Exterior construction materials for residential and nonresidential uses;
- o Maximum height of all structures;
- o Screening and buffering between residential and nonresidential uses;
- o Residential density (if different from the regulations provided by the city's comprehensive zoning ordinance);
- o Nonresidential density (expressed as a floor area ratio);
- o Minimum square footage of floor areas for all dwelling units;

- o Setbacks for front yards (measured from lot lines), side yards and rear yards and, if applicable, lot coverage;
- o Parking regulations and standards (if different from the regulations provided by the city's comprehensive zoning ordinance);
- o **Landscape plan** regulations and standards (if different from the regulations provided by the city's comprehensive zoning ordinance); (mixture of row of trees and shrubs)
- o Site plan regulations and standards (if different from the regulations provided by the city's comprehensive zoning ordinance);
- o A legend detailing the minimum area of open space, the maximum density, the percentage of land allotted to each use, and the general location of each use; and
- o Any other regulations or standards proposed by the applicant
- o **Survey/plat map**
- o **Legal Description**, Metes & Bounds

- o **Site Plan/Concept Plan** (drawn to scale), including existing and proposed uses/building/parking and means of ingress/egress/square footage of building
- o **Elevation**, rendering of building, signage(during submittal of detail Development Plan)
- o **Narrative Statement**
- o **Traffic Impact Analysis**: such analysis shall take into consideration the capacity of existing and future streets, projections of the traffic that will be generated by the proposed development, the ability of existing and future streets to accommodate the projected traffic generated by the proposed development, and measures to mitigate high traffic areas and effects. (If applicable)
- o **Preliminary Drainage Study**: a general description of the stormwater management techniques that will be used to develop the property. Such study and general description will be provided for informational purposes only and shall not become part of the PD ordinance. Detailed drainage plans for stormwater management will be prepared and approved in accordance with the city's subdivision regulations. (If applicable)

- o **Water and Wastewater Service**: description of the manner in which water and wastewater service will be provided to the property and a utility impact study/analysis showing the effect on existing and future area utility systems. (If applicable)
- o **Development Plan**: denoting the following:
 - o Accurate scale drawing showing proposed streets and alleys; building sites or lots and dimensions; areas proposed for dedication; areas proposed for parks, playgrounds, and utility easements if applicable; proposed drainage easements; areas for nonresidential parking; proposed school and municipal facilities sites and areas; and proposed points of ingress and egress from existing streets
- o **Elevations**: drawings depicting nonresidential buildings from the north, south, east and rear view. Such drawings shall also denote proposed building materials