

LARGE SCALE DEVELOPMENT APPROVAL GUIDE

Note: Expansions of existing buildings shall be considered large-scale developments only when they meet one of the following:

- The expansion increases the size of the building by greater than 1/3 of its original size
- The expansion creates the need to change the existing design of the development's access

APPLICATION CHECKLIST:

1. Letter of request, including requests for any waivers of conditions from specified regulations.
2. 12 copies of site plan, prepared by a registered engineer or licensed surveyor.
3. \$100 fee plus engineering review fee. (Paid after city engineer review.)
4. Source of title to the property.
5. All other documents as specified in the Large Scale Development Checklist (**see reverse page**).
5. Application must be filed at least 20 days prior to a regular meeting of the planning commission.

PROCEDURE:

1. The planning commission shall review the application at the next regularly scheduled meeting after receiving the completed application with all required attachments
2. If the commission determines that the development meets the requirements of the Unified Development Code, then it shall approve it. The commission may require the developer to change the plan submitted.
3. Upon obtaining approval from the planning commission, developers must obtain a building permit and any other required permits before construction may begin.
4. Should the developer decide to proceed in a manner inconsistent with the use as stated in the letter and site plan accompanying the application, the applicant must submit a new application to the planning commission for approval.

LARGE SCALE DEVELOPMENT REQUIREMENT CHECKLIST

- Adjoining property by activity and business name, if applicable
- As-built drawings
- The adjusted bearings and distances shown on all boundary lines and ties to all corners of record utilized. Where boundary lines are curves, sufficient data shall be provided to adequately describe the curve. Data for each curve shall consist of radius, arc distance, delta angle, and chord bearing and distance. Where boundary lines are common with previously platted properties, record bearings and distances shall also be shown.
- Building outline, sidewalks, curbs, drives, parking, and striping
- Certificate of engineering accuracy
- Certifications that subdivision boundary plat has been surveyed and filed with the state surveyor
- Curb cuts for development and curb cuts of adjacent properties; including those across the street, street intersections; these items shall be dimensioned relative to each other
- Cultural and natural features and flood plain
- Development type
- Drainage quantities (cubic feet per second) and improvements, drainage points of entry and exit for the development, and a flood hazard area. The preceding must be prepared by a professional engineer
- Exterior lighting quantity, direction, and pattern
- Exterior speaker location(s) and direction(s)
- License number and registration for all professionals
- Location of tract by legal description giving acreage to the nearest one-tenth of an acre
- Municipal and or county boundaries that pass through or about the subdivision
- Name and address of developer
- Name and address of owner on record
- Name of development
- The proposed open space, green space, and landscaping
- Master street plan, rights-of-way, street names, centerlines, and easements bordering or traversing the property
- Soil tests where indicated
- Source of title to property giving deed record book page or instrument number
- Static pressure and flow of the nearest hydrant
- Vicinity map covering a radius of ½ mile of the proposed plat at a scale of 1": 2000' that generally locates significant community facilities
- Written approval of any wastewater treatment facilities by the Arkansas Department of Environmental Quality
- Written approval of water and wastewater facilities from the Arkansas State Department of Health
- Zoning classifications within the plat and abutting areas

City of Lonoke
107 W. 2nd St.
Lonoke, AR 72086
PHONE: 501-676-4300

LARGE SCALE DEVELOPMENT APPLICATION

Property Owner
Name/Signature: _____

Spouse
Name/Signature: _____

Property Address: _____

Development Description: _____

Legal Description: _____

Existing Zoning: _____

The undersigned property owner designates the following agent or attorney to represent the applicant at all hearings:

Name Address City State Phone No.

Property Owner Signature

Property Owner Mailing Address City State Zip

Phone: _____