FIRST READING

CITY OF EVANSVILLE
ORDINANCE #2007-9

AN ORDINANCE AMENDING CHAPTER 130 OF THE MUNICIPAL CODE BY ESTABLISHING STANDARDS FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENTS

The Common Council of the City of Evansville, Rock County, Wisconsin, do ordain as follows:

SECTION 1. In Article VIII, create Division 25, entitled Traditional Neighborhood Development (TND) District.

SECTION 2. Add the text in Attachment A to Division 25.

SECTION 3. All ordinances or parts of ordinances inconsistent with or contravening the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect upon passage and publication.

SECTION 5. If a court of competent jurisdiction determines that a clause, sentence, or any other part of the ordinance is invalid, the remaining portions shall remain in full force and effect.

SECTION 6. The codifier of this ordinance shall have authority to make revisions to the changes authorized in this ordinance and to the remainder of Chapter 130 deemed appropriate in terms of numbering of figures, sections, and the like.

Passed and adopted this _____ day of _____, 2007.

_____(SEAL)
Sandra J. Decker, Mayor

ATTEST: _____(SEAL)
---, Clerk/Treasurer

Introduced: July 10, 2007
Notices published: _____
Public hearing held: _____
Adopted: _____

Published: _____ (within 10 days of adoption)

Sponsors: Alderpersons Tony Wyse and Mason Braunschweig

First reading draft prepared on 6/25/07 by Tim Schwecke, City Planner

DIVISION 25.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) DISTRICT

Section 1. Definitions

Accessory dwelling unit (ADU) means a second dwelling unit that is located on the same lot as a principal dwelling unit. Characteristically, an ADU is subordinate to the principal dwelling unit. An ADU may be attached to the principal dwelling unit, detached, or located in another building (e.g., above a garage).

Between-lot walkway means a walkway situated between two tracts of land. (Figure 1)

Block means a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

Building scale means the relationship between the mass of a building and its surroundings; including streets, open spaces, and surrounding buildings. Mass is the three-dimensional bulk of a structure: height, width, and depth.

Build to line means the line to which construction of a building, excluding porches, bay windows, decks, is to occur. A build-to line runs parallel to the front property line and is established to create an even building facade line on a street.

Comprehensive plan means the plan for the physical development of the city, adopted by the city pursuant to Wisconsin Statutes, Sections 62.23 and 66.1001.

Curb extension means an extension of a sidewalk into a roadway. Curb extensions are typically used at mid-block crosswalks or at street intersections to shorten the length of the crosswalk and to provide increased safety and visibility for pedestrians and motorists. (Figure 2)

Curb radius means the radius of the circle formed by the curve of the curb at the corner.

Lot width means the horizontal distance between side lot lines as measured at the minimum front yard setback required in the zoning district in which the lot is located.

Mixed-use area means a portion of a traditional

Figure 1. Between-Lot Walkway

Figure 2. Curb Extension at a Street Intersection

Figure 3. Roundabout Intersection

neighborhood development district where residential and nonresidential land uses, such as commercial, civic, institutional, and governmental are placed in close proximity to one another.

Mixed-use building means a multistory building with businesses on the first floor (at grade) and offices and dwelling units on the upper floors.

Neighborhood development plan means a city, developer, or property owner prepared plan for the future development of a part of the community, and including the proposed land use pattern, zoning, street alignments, lot patterns, locations of utilities and public buildings, parks, open spaces, environmental corridors, trails, and a development phasing timetable.

Roundabout intersection means a street intersection designed without traffic control lights where traffic continues around a raised circular area in a counter clockwise direction. It acts like a series of "T" intersections with right-in and right-out turning movements. In contrast to a traffic circle, a roundabout is intended to substitute for a stop sign or traffic lights. (In contrast see traffic circle.) (Figure 3)

Speed hump means a raised section of a roadway that is perpendicular to the flow of traffic and which is designed to decrease the speed of motor vehicles.

Street terrace means that area between the back of a curb (or the edge of pavement where there is no curb) and the property boundary line.

Traffic circle means a small-diameter feature placed in an uncontrolled intersection where drivers proceed around it in a counter clockwise direction. Traffic circles are primarily intended to slow down, not necessarily to regulate the flow of traffic at the intersection. (In contrast see roundabout.)

Work-live unit means a building or portion thereof that houses a commercial activity (e.g., office, retail, artisan shop), which occupies the majority of the space, and a living quarters for the business operator.

Section 2. General design principles

Development projects in the Traditional Neighborhood Development (TND) district shall observe the following general design principles:

(1) There is a mix of land uses, including residential, commercial, civic, and open space uses in close proximity to one another.

(2) There is a variety of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes.

Exhibit 1. Examples of Housing Types

Single family detached

Accessory housing unit

Twin home / duplex

Townhouses

Multi-family

(3) Buildings are designed for the human scale (sizes of buildings in proportion to sizes of people).
(4) Buildings are placed comparatively close to the street.
(5) Each neighborhood has a focal point which may consist of a significant civic space and /or commercial activity node.
(6) Streets are relatively narrow and shaded by rows of trees.
(7) Streets, sidewalks, and paths form an interconnected network of travel.
(8) Playgrounds and other types of parks are within walking distance of residential units.

Section 3. Minimum project size

All projects developed in this district shall consist of at least 10 acres if not adjoining another TND project or if not adjoining a part of the city where the development pattern generally meets the general intent of this division. The plan commission may allow the submission of an application upon written petition for projects greater than 5 acres but less than 10 acres. If a development project adjoins another project and represents an extension of that project, or if a development project adjoins a part of the city that meets the general intent of this division, there shall be no minimum project size.

Section 4. Character of land included in a traditional neighborhood development (TND) district

The land within a traditional neighborhood development district may include one parcel or multiple parcels. If the district contains multiple parcels, they may be owned, leased, or controlled either by a single person or by any number of persons.

Section 5. Land uses

Those land uses in Table 1 that are listed as permitted may be permitted in the district subject to the general guidelines in this section and as specified in the master development plan. Those uses that are listed as a conditional use may be permitted subject to the conditional use process in Article II, Division 5 of the zoning code (chapter 130). The following standards shall apply:

(1) Commercial land uses shall be located at one or more nodes.
(2) Projects exceeding 10 acres but less than 20 acres shall include two or more of the residential uses permitted in the district.
(3) Projects that are 20 acres or larger shall include three or more of the residential uses permitted in the district.
(4) At least 15 percent of the gross land area shall be set aside as permanently protected common open space, such as public parks, environmental corridors, trails, protected natural areas, and private parks that are permanently restricted from non-recreational development. Small neighborhood parks, playgrounds, and squares should be integrated into the development, while large outdoor recreation areas should generally be located at the periphery.
(5) A variety of lot sizes shall be provided to facilitate housing choice and meet the requirements of people with different housing needs.
(6) At least 90 percent of the residences shall be within ¼ mile from a permanently protected common open space area.
(7) At least 75 percent of the residences shall be within ¼ mile from a mixed-use area within or outside of the project. At least 75 percent of the developed portion of the project shall be allocated for residential purposes. The remaining portion may be used for commercial, institutional, and governmental land uses.

(8) Alley-loaded lots are the predominate type of residential lot. Front-loaded lots may be situated around the perimeter of the project and in those areas in the project where it is not possible to use alley-loaded lots.

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Table 1. Land Uses.

Agricultural uses		
Cultivation	130-341	P
Husbandry	130-342	-
Intensive agriculture	130-343	-
Agricultural service	130-344	-
On-site agricultural retail	130-345	-
Selective cutting	130-346	P
Clear cutting	130-347	C
Residential uses		
Single-family, detached		P
Twin homes		P
Duplex units	130-322	P
Multi-family units (3 – 4 units)		P
Multi-family units (5 – 8 units)		P
Multi-family units (9 and more units)		P
Accessory dwelling unit		C
Institutional uses		
Passive outdoor public recreational uses	130-371	P
Active outdoor public recreational uses	130-372	P
Indoor institutional uses	130-373	P
Outdoor institutional uses	130-374	C
Public services and utilities	130-375	P
Institutional residential uses	130-376	C
Community living arrangement (1—8 residents)	130-377	P
Community living arrangement (9—15 residents)	130-378	P
Community living arrangement (16+ residents)	130-379	P
Commercial uses		
Office	130-401	P [1]
Personal or professional service	130-402	P [1]
Indoor sales or service	130-403	P [1]
Outdoor display	130-404	-
Indoor maintenance service	130-405	P [1]
Outdoor maintenance service	130-406	-
In-vehicle sales or service	130-407	-
Indoor commercial entertainment	130-408	P [1]
Outdoor commercial entertainment	130-409	-
Commercial animal boarding	130-410	-
Commercial indoor lodging	130-411	-
Group day care center (9+ children)	130-413	C
Campground	130-414	-
Boardinghouse	130-415	-
Sexually oriented land use	130-416	-
Vehicle repair and maintenance	130-417	-
Group development	130-418	C
Gas station/convenience store/food counter	130-419	C
Carwash	130-420	-
Large format retail store	130-422	-
Mixed uses		

Table 1. Land Uses.

Mixed use building		P
Work-live unit		P
Storage or disposal uses		
Indoor storage or wholesaling	130-451	-
Outdoor storage or wholesaling	130-452	-
Personal storage facility	130-453	-
Junkyard or salvage yard	130-454	-
Waste disposal facility	130-455	-
Composting operation	130-456	-
Transportation uses		
Off-site parking lot	130-481	-
Airport/heliport	130-482	-
Freight terminal	130-483	-
Distribution center	130-484	-
Railroad line	130-485	C
Industrial uses		
Light industrial uses	130-501	-
Heavy industrial uses	130-502	-
Communication tower	130-503	-
Extraction use	130-504	-
Accessory uses		
Bed and breakfast establishment	130-412	C
Farm residence	130-523	-
Private residential garage or shed	130-524	P
Company cafeteria	130-525	-
Company-provided on-site recreation	130-526	-
Outdoor display incidental to indoor sales and service	130-527	-
In-vehicle sales and service	130-528	-
Indoor sales incidental to light industrial use	130-529	-
Light industrial use incidental to indoor sales	130-530	-
Home occupation (conventional)	130-531	P
Home occupation (nonconventional)	130-531	C
Family day care home (4 - 8 children)	130-532	P
Intermediate day care home (9 – 15 children)	130-533	-
Migrant labor camp	130-534	-
On-site parking lot	130-535	P
Exterior communication device	130-536	P
Drive-in financial institution	130-537	-
Outdoor commercial food and beverage service	130-538	C
Outdoor furnace	130-539	-
Temporary uses		
General temporary outdoor sales	130-561	-
Outdoor assembly	130-562	-
Contractor's project office	130-563	P
Contractor's on-site equipment storage	130-564	P
Relocatable building	130-565	-
On-site real estate sales	130-566	P
Seasonal outdoor sales of farm products	130-567	-
Sidewalk café	130-568	C

Table 1. Land Uses.

Key: Uses allowed by right are indicated with a “P” and conditional uses are indicated with a “C”.
Notes: 1. The floor area of an individual business shall be less than 6,000 square feet.

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Section 6. Dimensional requirements.
Lots shall generally conform to the standards in Table 2 for lot area and build to line. Side yard and rear yard setbacks and lot width shall comply with the approved master plan and project narrative, which shall be construed to be a part of this division.

Table 2. Dimensional standards

	Minimum and Maximum Lot Area	Minimum and Maximum Build To Line
Single-family, detached (front-loaded)	5,000 to 6,500 square feet	8' to 14'
Single-family, detached (alley-loaded)	4,500 to 6,500 square feet	8' to 14'
Duplex and twin house	3,000 to 5,000 square feet per dwelling unit	8' to 14'
Townhouse	3,500 square feet per dwelling unit	12' to 16'
Multi-family	700 square feet for each one-bedroom dwelling unit, plus 300 square feet of lot area for each additional bedroom	14' to 18'

Section 7. Blocks

(a) *Design considerations*. Blocks shall be designed to:

(1) create street continuity and an interconnected street network,
(2) foster bicycle and pedestrian travel,
(3) assure traffic safety,
(4) accommodate the special needs of the use contemplated, and
(5) take advantage of the opportunities or constraints posed by topography or natural features.

(b) *Single- and double-tier blocks*. Blocks with one tier of lots may be located on the perimeter of the project or within the interior of the project when the lots front on a common green space or similar feature. Elsewhere, blocks shall consist of two tiers of lots.

(c) *Block dimensions.* A double-tier block shall not be longer than 800 feet or less than 400 feet, except where necessary due to topography or other natural feature. The length of a single-tier block on the perimeter of the subdivision shall conform to the standards of a double-tier block, except when the street network from a previously developed area cannot be carried over into the proposed subdivision or when a street from the proposed subdivision can not be carried over into the abutting vacant land due to topography and other similar factors. When a single-tier block fronts on a linear green space that is narrower than 3 times the average width of the lots in the block, the block length shall not exceed 1,600 linear feet. There is no limitation on the length of a single-tier block fronting on a non-linear green space (e.g., park, open space).

(d) *Between-Lot Walkway.* The city may require a between-lot walkway within an easement or public right-of-way when needed to provide pedestrian access to public amenities, commercial or employment centers, or other pedestrian-oriented areas. Such walkways shall be well-lit to provide visibility.

Section 8. Circulation requirements.

(a) *Generally*. The circulation system shall be designed to:

(1) allow for different modes of transportation;

(2) provide functional and visual links among the residential areas, mixed-use area, and open space areas within the TND;

(3) connect to existing and proposed development outside the TND;

(4) provide adequate traffic capacity;

(5) provide connected pedestrian and bicycle routes including off-street paths or bicycle lanes on streets;

(6) control through traffic;

(7) limit direct lot access on streets with higher expected traffic volumes; and

(8) promote safe and efficient mobility.

(b) *Pedestrian circulation*. Convenient and continuous pedestrian circulation systems, including walkways and paths, that minimize pedestrian-motor vehicle conflicts shall be provided throughout the TND. Where feasible, any existing pedestrian routes through the site shall be preserved, enhanced, or relocated if necessary. Streets, except for alleys, shall be bordered by a sidewalk on both except that the plan commission may, in its discretion, permit a sidewalk to be constructed on only one side of a street if, and only if, the other side of the street is occupied by common open space. Clear and well-lighted walkways shall connect entrances for multi-family residential and non-residential buildings to the adjacent public sidewalk and to associated parking areas. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges, raised pavement, or striping. Curb extensions, median refuges, and other related techniques shall also be incorporated along collector streets and at key intersections to shorten the pedestrian-crossing distance.

(c) *Motor vehicle circulation*. Motor vehicle circulation shall be designed to efficiently move motor vehicle traffic via multiple routes and to minimize conflicts with pedestrians and bicycles. Traffic calming features such as curb extensions, traffic circles, medians, speed humps, and on-street parking are encouraged to slow traffic speeds. Arterial streets should generally not bisect a TND. Collector streets within the TND are intended to carry traffic from minor streets to arterial streets, include the principal entrance street to a residential development component, and may be subject to access controls. Minor streets are intended to be used primarily for access to abutting properties, and are usually not subject to access controls. Alleys are special public ways affording secondary access to the rear of abutting properties. Streets and alleys shall meet the standards enumerated in the master development plan.

(d) *Street layout*. The street layout in the TND district shall maintain the existing street grid, where present, and restore any disrupted street grid where feasible. The orientation of streets shall enhance the visual impact of common open spaces and prominent buildings, create lots that facilitate passive solar design, minimize street gradients, and minimize the use of double frontage lots. Notwithstanding section 110-159, all streets shall extend through the development or terminate at other streets, except minor streets may temporarily "dead end" when such streets will connect to future phases or other sites outside the TND and may permanently terminate in a cul-de-sac only where there will be a through connection via a pedestrian way or bicycle path at the end.

Section 9. Parking Requirements.

All TNDs shall meet the parking and loading requirements found elsewhere in this chapter, except that the city may allow adjacent on-street parking within a TND to apply toward the

minimum parking requirements. For multi-family buildings and in the required mixed-use area, shared use parking lots are encouraged, off-street parking lots may not be adjacent to or opposite from a street intersection, and parking lots shall be located to the rear or sides of buildings. The edges of parking lots, "islands," and all other areas not used for parking or vehicular circulation shall be landscaped and curbed, particularly where the parking lot is located to the side of a building.

Parking lots containing more than 30 spaces shall be broken up into smaller pods with not more than 30 spaces each, with the pods separated from one another by landscaped areas or buildings. Site plans shall provide a direct route to service or loading dock areas, while minimizing the movement of loading vehicles through parking areas. Reduction of impervious surfaces through the use of pervious pavement and interlocking pavers is encouraged, particularly for remote parking lots and parking areas for periodic uses.

Section 10. Other requirements.

(a) *Street lighting*. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet. More, smaller streetlights as opposed to fewer, higher intensity lights should be used.

(b) *Utilities*. All new public and private utility installations shall be placed underground, except that above-ground service pedestals may be used. Utilities shall be located in alleys as they may be incorporated into the project design.

(c) *Street trees*. On average, at least one tall deciduous tree or one climax tree shall be planted within the street terrace for each 50 feet of street frontage. Street trees shall be evenly spaced within the terrace, but may be clustered or adjusted to achieve a particular design objective or account for traffic visibility, curb openings, street lighting, and other obstructions. Street trees shall generally be located between the sidewalk and the curb and within the landscaped area of a boulevard. If placement of street trees within the right-of-way will interfere with pre-existing utility lines, trees may be planted within the private street yard adjacent to the sidewalk. The developer shall purchase and plant such trees at its expense, although such trees should be planted after buildings have been constructed. The developer may enter into agreements with lot purchasers requiring lot purchasers to plant such trees, but if a lot purchaser fails to do so, it continues to be the developer's obligation to plant such trees.

(d) *Existing structures.* Existing structures, if determined to be historic, architecturally, or culturally significant, shall be protected from demolition or encroachment by incompatible structures or land development, to the extent reasonably practical. The U.S. Secretary of the Interior's "Standards for Rehabilitation of Historic Properties" shall be used as criteria for renovating significant structures. The Historic Preservation Commission shall review such proposals and provide its recommendation to the Plan Commission.

Section 11. Application review procedure

TND districts shall be established using the procedure for planned development districts in Section 130-1044 of the Municipal Code.

Section 12. Extension of review period

(a) *Generally*. Prior to the final decision of the common council, an applicant may request an extension to the review period if the applicant wishes to amend the application with new or different information.

(b) *Procedure*. If the common council approves the extension, the plan commission will rehear the amended application with appropriate notice.

(c) *Extension requirements*. Unless otherwise stated in writing, an extension request automatically extends the review period to 30 days beyond the date when the plan commission hears the amended application.

Section 13. Imposition of conditions

The plan commission may recommend and the common council may impose such conditions and restrictions as may be necessary to grant approval. Such conditions and restrictions may relate to any of the factors it considered in reaching its recommendation or decision. In addition, the plan commission may recommend and the common council may require the provision of off-site exactions that may be necessary to approve the application.

Section 14. Basis of decision

The plan commission in making its recommendation and the common council in making its decision shall, at a minimum, consider the following factors:

(1) consistency of the project with the city's comprehensive plan and neighborhood plan or other subarea plan, if any
(2) character and intensity of non-residential land uses in the project
(3) character and density of residential land uses in the project
(4) effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site
(5) effects of the project on the natural environment
(6) effects of the project on surrounding properties, including operational considerations relating to hours or operation and creation of potential nuisances
(7) overall appearance of the project
(8) effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the district
(9) the extent to which the proposed design of the buildings and other structures are compatible with the desired character of the surrounding area
(10) appropriateness of the proposed development schedule, if any, given the scope of the project
(11) effects on necessary public services, including public schools
(12) adequacy of existing and planned public and private infrastructure that may be needed to support the project, including water and wastewater, stormwater management, and streets

Section 15. Application form and content

The application submittal shall include the following:

(1) an application form as may be used by the city;
(2) a master development plan of the project prepared at an appropriate scale and containing the information listed in Appendix A;
(3) a project narrative that describes the project, development standards for each of the lots to include side yard and rear yard setbacks, building height, and allowable use based

Table 1, and other special development requirements and restrictions;

(4) a preliminary draft of covenants if any are to be imposed; and

(5) if the project is to be constructed in phases, a development schedule which includes the anticipated beginning date and ending date of each phase and a description of those project-related elements to be completed in each phase.

Section 16. Staff report content

At a minimum, the staff report shall contain the following information:

(1) a summary of the comments received from the interdepartmental/agency review;

(2) findings for each of the decision criteria listed in this division;

(3) a preliminary list of conditions if approval is recommended; and

(4) a recommendation to approve the application, approve it with conditions, or deny the application.

Section 17. Effect of approval
If the common council approves the application, the approval shall run with the land and be binding on all subsequent property owners.

Section 18. Expiration of approval
If any area of a traditional neighborhood development district that can be developed consistent with an approved master plan remains substantially undeveloped 3 years after the creation of the district, the zoning for such area shall revert to the zoning designation which occurred at the time the district was created or to an equivalent zoning designation. The common council may extend this approval period up to 3 additional years upon petition and with good cause.

Section 19. Review of actual development within an approved traditional neighborhood development district

(a) *Land division.* After a traditional neighborhood development district is approved, the developer may initiate the process for the preliminary land division and final land division, consistent with Chapter 110 of the Municipal Code. Such approvals shall be substantially consistent with the TND district.

(b) Once a traditional neighborhood development district is approved, proposed commercial development shall be reviewed consistent with the requirements for a site plan.

Section 20. Amendment of an approved traditional neighborhood development district
If a property owner with land within an approved traditional neighborhood development district wishes to deviate from an approved master development plan and project narrative or amend a supporting development agreement, the review procedures described in this division shall be followed to the extent applicable.

Section 21. Appeal
The applicant and/or an aggrieved person may appeal a final decision made pursuant to this division by filing an appeal with a court of competent jurisdiction within 30 days of the final decision.

1 Appendix A

2 Content of TND Development Master Plan

General Information	TND District Development Master Plan
Project name (e.g., business name, subdivision name)	X
Applicant name	X
Preparation date	X
Name of preparer	X
Survey Information	
North arrow and graphic scale	X
Address of subject parcel or legal description	X
Property boundaries	X
Acreage of subject parcel	X
Project Development Information	
Land use summary table by density/intensity and acreage	X
Easements/rights-of-ways (location, width, purpose, ownership)	X
Common areas/conservancy areas (location, purpose, ownership)	X
Land to be dedicated to the public (boundaries, area, purpose)	X
Setting	
Property boundaries within ____ feet of the subject parcel	X (150')
Land uses within ____ feet of the subject parcel	X (150')
Zoning district boundaries within ____ feet of the subject parcel	X (150')
Municipal boundaries within ____ feet of the subject parcel	X (150')
Site Features (Existing and Proposed)	
Ground contours when any slope exceeds 10 percent	X
Wetlands	X
Woodlands	X
Wildlife habitat, including critical wildlife habitat	X
Environmentally sensitive features	X
Water resources (streams, drainage ditches, ponds, etc.)	X
Floodplain boundaries	X
Environmental and man-made hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, high-pressure natural gas lines, and others as appropriate	X
Fences, buffers, and berms	X
Pervious and impervious surfaces by type	X
Site amenities (benches, fountains, etc.)	X
Existing trees and other prominent vegetation	X
Trees / shrubs to be planted, including a plant list and specs.	X
Trees / shrubs to be retained	X
Outdoor Lighting (Existing and Proposed)	
Location	X
Fixture specifications	X
Utilities (Existing and Proposed)	
Location	X
Type (sewer, telephone, etc) (buried or overhead, if applicable)	X
Size/capacity, if applicable	X

Stormwater Facilities (Existing and Proposed)	TND District Development Master Plan
Location	X
Specifications for each facility	X
Transportation Facilities (Existing and Proposed)	
Streets	X
Driveways and road access onto public and private roads	X
Sidewalks / trails	X
Clear visibility triangles (location and dimensions)	X
Buildings / Structures (footprint, use, etc.)	
Existing and proposed within subject parcel	X
Existing within ____ feet of subject parcel	X (150')
Signs (Existing and Proposed)	
Location	optional
Specifications for each sign including type, height, dimensions, lighting, and other factors considered during the review process	optional