

ARTICLE 3: CONCEPT PLAN

Section 301. Submission

A concept plan is a process designed to help a developer save time and expense in preparing a preliminary plan and a plat. A concept plan does not have a requirement for engineering information; however, the more engineering design work that is done, the developer will be more likely to avoid rezonings or major amendments because of lot and block reconfigurations due to drainage and other utility requirements. The advantage of a concept plan is that City staff will provide important information upfront that may significantly affect lot and block layout and utility plans. It is recommended that at least some preliminary drainage engineering be completed during the concept plan stage. All concept plans for review shall be submitted to the Authorized Official.

A. Prior to the submission of the preliminary subdivision plan and, if needed, rezoning to the planning commission, the developer shall submit a concept plan to the Authorized Official, which will also be routed to the City Engineer. City staff comments on the concept plan shall be sent to the developer within 15 working days. The requirement for a concept plan may be waived by the Authorized Official and City Engineer if access permits have been approved and it is a residential subdivision with less than ten acres or a nonresidential subdivision with less than five acres. A developer may choose to submit a concept plan for comments that has all elements of a preliminary subdivision plan.

B. The concept plan shall contain the following information:

1.	The general layout of streets and access points to adjacent street systems; location of major drainageways, approximate flow paths and detention ponds; water line locations; nearest existing sanitary sewer line locations; natural features and amenities and preservation public land, proposed zoning districts; pedestrian connectivity; and agreement with the City's comprehensive plan goals and policies.
2.	The owner and developer addresses and telephone numbers.
3.	Vicinity map to scale, showing locations of the concept plan and other property for at least 660 feet in every direction.

C. Comments from City staff in regard to the concept plan should include future land use amendments, zoning transitions, street right-of-way width and type of street (minor or major collector), pedestrian circulation, lot and block layout, street access points, water and sanitary sewer locations, assessments cost per acre including sanitary sewer, water main, regional detention cost, and storm sewer. Staff shall track consistency of comments between concept plan and preliminary subdivision plan.