



## FBZ- Warrant Application Requirements

### Submittal Checklist

<b>General Requirements</b>	
<input type="checkbox"/>	General Applicant and Owner Acknowledgement form
<input type="checkbox"/>	Project Statement identifying the following: <ol style="list-style-type: none"> <li>1. A clear description of the proposed development. If this is an amendment, describe the changes proposed from the currently approved plan; and</li> <li>2. A Justification based on the review criteria addressing why the proposed project should be approved</li> </ol>
<input type="checkbox"/>	Site Plan showing all Plan Content Requirements below
<input type="checkbox"/>	A legal description of the proposed project (separate page and on Site Plan)
<input type="checkbox"/>	A vicinity map showing the parcel outlined with the adjacent streets within the neighborhood noted on a separate page.

FBZ Standard to be Modified:		Standard:	
Request:			
FBZ Standard to be Modified:		Standard:	
Request:			
FBZ Standard to be Modified:		Standard:	
Request:			
FBZ Standard to be Modified:		Standard:	
Request:			

### Plan Contents

<b>Overall Page Layout</b>	
The content of the development plan must include the following information.	
<input type="checkbox"/>	Indication of standardized scale, both fractional and bar (i.e. 1" = 20')
<input type="checkbox"/>	North arrow
<input type="checkbox"/>	Property lines and dimensions
<input type="checkbox"/>	Size and location of all existing easements
<input type="checkbox"/>	Existing and proposed structures and dimensions
<input type="checkbox"/>	Building type
<input type="checkbox"/>	Other improvements (i.e. driveways, parking areas, sidewalks, curblines, fences, etc.)
<input type="checkbox"/>	Height of all existing and proposed structures



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<input type="checkbox"/>	Elevation drawing of proposed structure for any height warrant request
<input type="checkbox"/>	Type, dimension and size of signage (if applicable)
<input type="checkbox"/>	Elevation drawing of proposed sign for any sign warrant
<input type="checkbox"/>	Number of existing and proposed off-street parking spaces and parking ratio used (if applicable)
<input type="checkbox"/>	Legend in the lower right-hand corner which must contain the following information:
<input type="checkbox"/>	o Name, address and phone number of both applicant and owner
<input type="checkbox"/>	o Property address
<input type="checkbox"/>	o Lot size in square feet
<input type="checkbox"/>	o Square footage of each structure, both existing and proposed
<input type="checkbox"/>	o Lot coverage of each structure, both existing and proposed and a total amount of lot coverage
<input type="checkbox"/>	Additional information as needed depending on the specific warrant(s) requested

## Review Criteria

**FBZ WARRANT REVIEW CRITERIA:**

The Downtown Review Board will review all applications for warrants to defined standards within the Form-Based Zone (FBZ). The review criteria are as follows:

- 5.4.3.1 Is the requested warrant consistent with the intent of the form-based code?
- 5.4.3.2 Is the requested warrant, as well as the project as a whole, consistent with Section 4 – Design Guidelines of the form-based code?
- 5.4.3.3 Is the requested warrant reasonable due to the proposed project's exceptional civic or environmental design?
- 5.4.3.4 Is the requested warrant consistent with the Imagine Downtown Master Plan?
- 5.4.3.5 Is the requested warrant consistent with the City's Comprehensive Plan?