

Purpose

The purpose for this section is to establish the procedure and standards for review and approval of a Site Plan that depicts site and building-related details and engineering.

Applicability

All development, unless exempted in accordance with Section 2.3.9(3), Exemptions, shall be required to have a Site Plan approved in accordance with this section prior to issuance of a Building Permit.

Exemptions

The following development shall be exempted from the requirements of this section (but are not exempted from Section 2.3.11, Zoning Permit):

- Internal or external construction (outside of the HPO District) that is exempted from the building form standards in Chapter 6 and that does not increase gross floor area, building height, the density or intensity of use, or affect parking requirements;
- Accessory structures less than 600 square feet associated with a single-family residential use; and
- Changes in use that are exempted from the building form standards in Chapter 6, and where there is no associated change in landscaping, off-street parking requirements, lot coverage, or other external site characteristics.

Distinction for Site Plans Associated with a Subdivision Preliminary Plat

Site Plans associated with an application for a Subdivision Preliminary Plat shall depict all required aspects identified in this section and other town documents such as the Land Development Process Manual, Transportation Impact Analysis Procedures Manual, and similar manuals, except that Site Plan documents related to a subdivision are not required to depict habitable structures.

Procedure

Preliminary Procedures

The preliminary procedures and requirements for submission and review of a Site Plan are established in Section 2.2, Common Review Procedures.

Review of Concept Plan

Except for the uses listed in Section 2.3.9(3), Exemptions, review of a Concept Plan by the Planning Director and other decision-making bodies (as appropriate) in accordance with Section 2.3.8, Concept Plan, shall be required prior to consideration of a Site Plan.

Review and Decision by Planning Director

Following review and approval (if applicable) of a Concept Plan, the applicant shall prepare a Site Plan that reflects the configuration and composition depicted in the Concept Plan, as amended by applicable recommendations from the Planning Director or other decision-making bodies (if applicable). Following submittal of a Site Plan by an applicant, the Planning Director shall review and shall approve, approve with conditions, or deny a Site Plan based on the standards in Section 2.3.9(6), Site Plan Standards.

Site Plan Standards

A Site Plan shall be approved only upon a finding it adequately depicts the precise design, location, and profile of all public facilities proposed for development (including, but not limited to streets, street markings, street signs, sidewalks, potable water lines, sanitary sewer lines, public utility meter locations, storm drains, fire suppression systems, and locations of conduit crossings for private utilities), exterior lighting calculations (if applicable), and all other technical considerations. In addition, the Site Plan shall demonstrate that all of the following standards are met:

- Compliance with the Town's Transportation Impact Analysis Procedures Manual (if applicable);
- The use is allowed in the zoning district in accordance with Table 5.1.4, Table of Allowed Uses;
- The development and uses in the Site Plan comply with Section 5.3, Use-Specific Standards;

- The development is consistent with the associated Concept Plan and applicant-sponsored conditions (if applicable);
- The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in this Ordinance;
- The development complies with all Transportation Impact Analysis (TIA) requirements; and
- The development complies with all other applicable Town requirements.

Conditions of Approval

In approving a Site Plan, the Planning Director may impose appropriate conditions on the permit approval in accordance with Section 2.2.15, Conditions of Approval.

Performance Guarantees

In the event that all street paving, on-site or off-site public infrastructure required by a TIA, required landscaping, or sidewalks are not installed or completed prior to application to the Iredell County Building Department for a Building Permit, the landowner or applicant shall provide a performance guarantee in accordance with the standards in Section 10.3.2, Performance Guarantees.

Expiration

Site Plan approval shall automatically expire at the end of two years following the date of its issuance if a Building Permit for at least one building in the development is not approved. A change in ownership of the land shall not affect this time frame.

Amendments

A Site Plan may be amended, extended, or modified only in accordance with the procedures and standards established for its original approval.

Changes to any approved Site Plan following issuance of a Zoning Permit (Section 2.3.11) shall require re-review of a Site Plan, may void the Zoning Permit, and may require additional review fees.

SITE REVIEW PROCESS

1. All required documents submitted to the Town of Mooresville Planning Department.
2. Site Plans distributed to Department heads for comment.
3. Department heads meet and discuss plans for each plat submission.
4. Comments are compiled and returned to Engineer for revision.
5. Driveway permits are approved separately and have some bearing on final site design and layout.
6. Any site plan that requires the removal of preservation trees must receive tree board approval before the site plan can receive final approval.
7. Upon approval, a Zoning Approval is issued for the site and plans must then be taken to Iredell County for review and building permits.

Commercial Site Plan Checklist

6 COMPLETE SETS OF SEALED SITE PLANS MUST BE SUBMITTED FOR THE SITE REVIEW INCLUDING ALL CIVIL;

1. UTILITY
2. STORMWATER DETENTION
3. EROSION CONTROL DRAWINGS AND CALCULATIONS
4. A REVIEW FEE OF \$500 IS REQUIRED WITH THE PLAT SUBMISSION FOR THE SITE REVIEW.
5. A REVIEW FEE OF \$500 IS REQUIRED WITH THE PLAT SUBMISSION.
6. IF A FULL ENGINEERING REVIEW IS REQUIRED, ADDITIONAL FEES WILL APPLY.
7. 24" X 36" Maximum Page Size
8. A TREE SURVEY MUST BE SUBMITTED IN ACCORD WITH THE PROVISIONS OF THE TOWN OF MOORESVILLE TREE ORDINANCE
9. A Physical address must be obtained from Iredell County 911 addressing before the final zoning approval can be issued.
Contact Barry Whitesides at (704) 878-3144

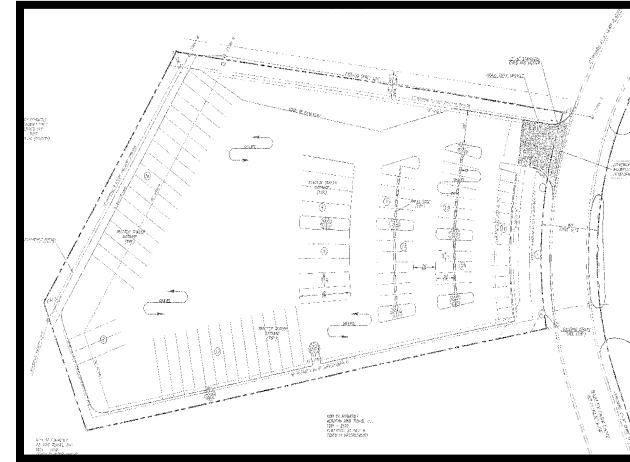
If you have any questions about the plat, please call the Planning and Zoning Office at 662-7040.

A Commercial Site Plan Checklist with detailed requirements is available online or in our office.

Town of Mooresville
Planning & Zoning Dept.
413 N. Main St.
Mooresville, NC 28115



Site Plan Submittal



Check us out on the web
www.ci.mooreville.nc.us

Click on **PLANNING DEPT**
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Maps, Zoning Ordinances, Planning Department Forms, Applications, services, and information regarding our department.

Planning and Zoning Department contact information:

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Maureen Gable	Planner	(704) 662-3204
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