



City of Madison

Proposed Rezoning

Location
550 Junction Road

Applicant
Lokre Companies/Ross Treichel

From: PD To: Amended PD(GDP-SIP)

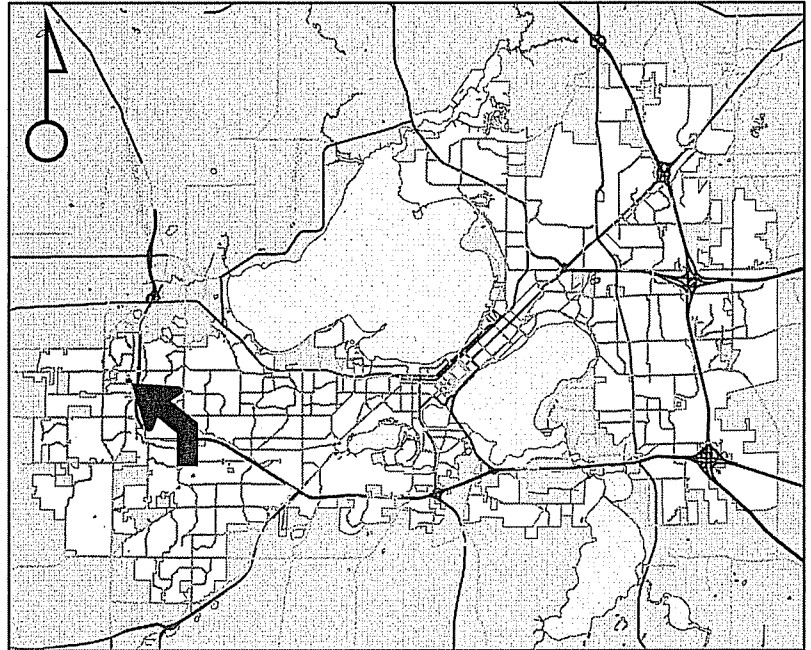
Existing Use
Vacant

Proposed Use
Construct five-story mixed-use containing 12,000 square feet of commercial space and 32 apartments

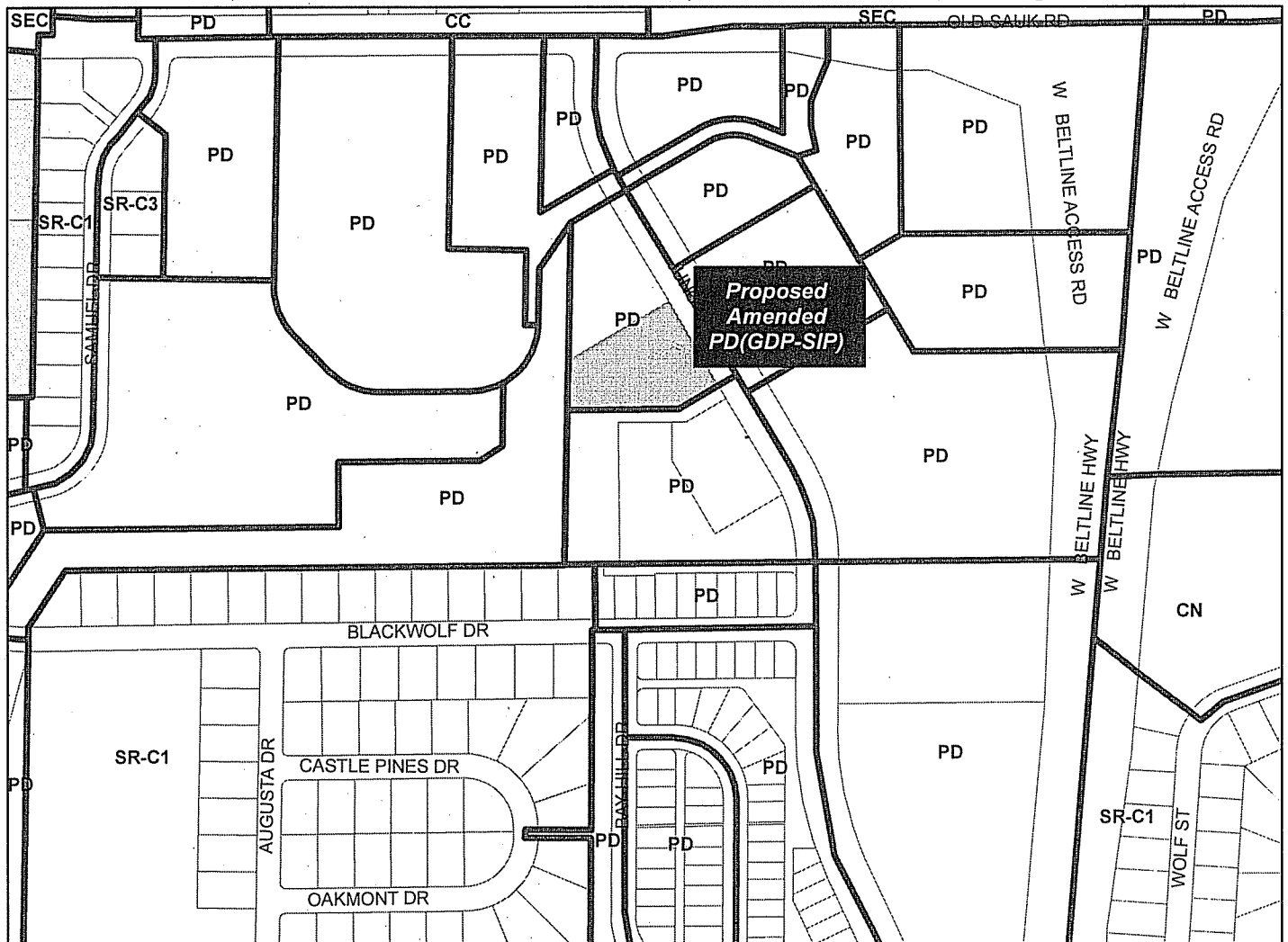
Public Hearing Date

Plan Commission
28 August 2017

Common Council
05 September 2017

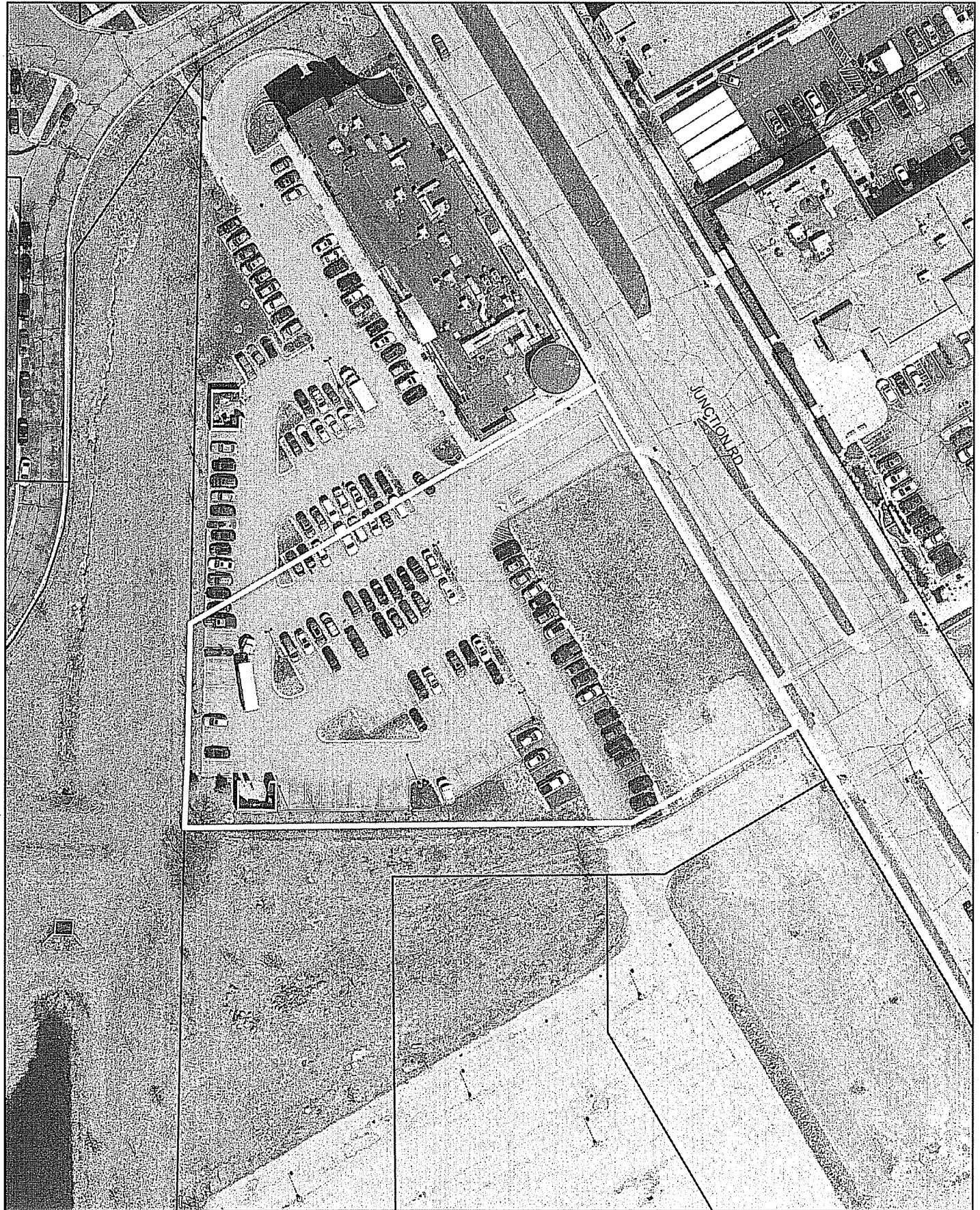


For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : PPE : Date : 23 August 2017



LAND USE APPLICATION

LND-B

City of Madison
Planning Division
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



FOR OFFICE USE ONLY:

Paid \$1700 Receipt # 031885-0002
Date received 6/28/17
Received by [signature]
Parcel # 0708-221-0530-4
Aldermanic district 9 - Skidmore
Zoning district PD
Special requirements Deed restriction, WP-28
Review required by
[] UDC [] PC
[] Common Council [] Other
Reviewed By

All Land Use Applications must be filed with the Zoning Office at the above address.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application found on the City's web site.

1. Project Information (550 Junction active address)

Address: 530 Junction Road
Title: City Center phase 2

2. This is an application for (check all that apply)

- [x] Zoning Map Amendment (rezoning) from expired PD to renewed PD w/ text amendment
[x] Major Amendment to an Approved Planned Development-General Development Plan (PD-GDP) Zoning
[x] Major Amendment to an Approved Planned Development-Specific Implementation Plan (PD-SIP)
[] Review of Alteration to Planned Development (PD) (by Plan Commission)
[] Conditional Use or Major Alteration to an Approved Conditional Use
[] Demolition Permit
[] Other requests

3. Applicant, Agent and Property Owner Information

Applicant name Steve Shulfer Company Shulfer Architects, LLC
Street address 7780 Elmwood Ave. #208 City/State/Zip Middleton, WI 53562
Telephone 608-836-7570 Email sshulfer@shulfearchitects.com

Project contact person Ross Treichel Company Shulfer Architects, LLC
Street address 7780 Elmwood Ave. #208 City/State/Zip Middleton, WI 53562
Telephone 608-836-7570 Email rtreichel@shulferarchitects.com

Property owner (if not applicant) Lokre Companies / 5256 Elmore Avenue LLC et al
Street address PO BOX 215 City/State/Zip Plover, WI 54467
Telephone 715-342-9200 Email roolly@lokre.com

4. Project Description

Provide a brief description of the project and all proposed uses of the site:

Development of a new 5-story mixed-use (residential/retail) building as phase 2 of the original City Center PD.

Scheduled start date October, 2017 Planned completion date January, 2019

5. Required Submittal Materials

Refer to the Land Use Application Checklist for detailed submittal requirements.

- Checkboxes for: Filing fee, Land Use Application, Letter of intent, Legal description, Pre-application notification, Vicinity map, Survey or existing conditions site plan, Development plans, Land Use Application Checklist (LND-C), Supplemental Requirements, Electronic Submittal*

*Electronic copies of all items submitted in hard copy are required. Individual PDF files of each item submitted should be compiled on a CD or flash drive, or submitted via email to pcapplications@cityofmadison.com.

For concurrent UDC applications a separate pre-application meeting with the UDC Secretary is required prior to submittal. Following the pre-application meeting, a complete UDC Application form and all other submittal requirements must be submitted to the UDC Secretary.

6. Applicant Declarations

Pre-application meeting with staff. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Jessica Vaughn Date 4/12/2017

Zoning staff Jacob Moskowitz Date 4/12/2017

- Demolition Listserv
Public subsidy is being requested (indicate in letter of intent)

Pre-application notification: The zoning code requires that the applicant notify the district alder and any nearby neighborhood and business associations in writing no later than 30 days prior to FILING this request. List the alderperson, neighborhood association(s), business association(s), AND the dates you sent the notices:

Alder Paul Skidmore; March 25, 2017 via email

Junction Ridge Neighborhood; March 25, 2017 via email

The alderperson and the Director of Planning & Community & Economic Development may reduce the 30-day requirement or waive the pre-application notification requirement altogether. Evidence of the pre-application notification is required as part of the application materials.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Steve Shulfer Relationship to property Architect

Authorizing signature of property owner [Signature] Date 6-27-17



June 28, 2017

City of Madison
Department of Planning and Community Development
126 S. Hamilton St.
P.O. Box 2985
Madison, WI 53701

Re: Proposed mixed use building
City Center – Phase 2
530 Junction Road
Madison, Wisconsin

On behalf of property owner Lokre Companies, I am submitting this Land Use Application for a new Phase 2 building development to a previous PUD located at 530 Junction Road.

This project is seeking final approval of the GDP/SIP Planned Development district at “City Center Junction” (610 Junction Road), originally approved in 2002. We are now proposing the second phase of the commercial development west of Junction Road, and for which we are intending to submit documents for a combined General Development Plan (GDP) zoning text amendment, and Specific Implementation Plan, (SIP) as well as seeking final UDC approval and staff review.

Project Overview:

The proposed project is a mixed-use retail/office and multi-family development, proposed on a vacant site south of the existing City Center Junction building (phase 1) and north of a recently approved residential development at 518-542 Junction Road (currently under construction).

Project Team:

Owner / Developer:

Lokre Companies
Rolly Lokre
PO Box 215
3062 Village Park Drive
Plover, WI 54467
715-342-9200
rolly@lokre.com

Architect:

Shulfer Architects, LLC
Steve Shulfer
7780 Elmwood Ave., suite 208
Middleton, WI 53562
608-836-7570
sjshulfer@shulferarchitects.com

Civil Engineer / Surveyor / Landscape JSD

Professional Services
Kevin Yeska
161 Horizon Drive, Suite 101
Verona, WI 53593
608-848-5060
kevin.yeska@jsdinc.com

Structural Engineer:

MP Squared Structural Engineers, LLC
Mark Lindloff
583 D'Onofrio Drive, Suite 201
Madison, WI 53719
608-821-4770
mlindloff@mpsqr.com



Project Data:

Proposed Use: Mixed Use Development (residential & retail/office)
Project Name: City Center Junction (Phase 2)

Lot 10: 56,886 sf
Lot 9: 64,627 sf
Total Lot size: 121,513 sf (lots 9 and 10)

Total New Bldg Area: 49,203 sf
Underground: 11,832 sf
First Floor: 9,796 sf
Second Floor: 11,150 sf
Third Floor: 11,150 sf
Fourth Floor: 10,451 sf
Fifth Floor: 6,656 sf

Paving Coverage: 57,749 sf (lots 9 and 10)
New Building ftprnt: 11,830 sf
Existg. Building ftprnt: 13,900 sf
Max Lot Coverage: 85% coverage (lots 9 and 10)
Proposed Coverage: 69% coverage (83,479 sf – lots 9 and 10)

Open Space Total: 21,370 sf +/-
At Grade: 16,970 sf
Residential Patios: 120 sf per unit x 32 units = 3,840 sf
Rooftop Patio: 560 sf

Automobile Parking: 33 underground parking stalls currently proposed in new bldg. 2
33 underground parking stalls in existing building 1
156 existing surface parking to remain

Bicycle Parking shown: 43 total spaces
Bicycle Parking req'd: one per unit req'd plus 1 guest per 10 units
1 per 2,000 sf retail

Building Height: Total 5 stories, approximately 60' above grade
Floor 1 = retail/office
Floor 2-4 = residential apartments
Floor 5 = residential apartments, common clubhouse, rooftop patio

Apartment Totals: 33 Total Units, as follows:
2nd & 3rd Floors: [5] 2-bedrooms, [4] 1-bedrooms, [1] studio
4th Floor: [1] 2-bedrooms, [8] 1-bedrooms, [1] studio
5th Floor: [3] 2-bedrooms



Zoning District:

The property is currently zoned PD, Planned Development

City Center Junction Development
610 Junction Road (proposed building will be 530 Junction Road)

A zoning text amendment for height (5 stories / 68 feet) and use (retail/office and residential) is requested with this application.

This application will include final request for approval of the GDP/SIP.

The original GDP was due to expire if the phase 2 was not constructed within 10 years (2012). As such, we need to re-establish this zoning, but in order to make the development feasible, are requesting the amendment to the original language.

Conditional Use (future):

The building is be planned to accommodate outdoor seating / dining for at least one of the commercial tenants. Recognizing that this would require a conditional use permit, and identification of a specific tenant, this request will be placed at a later date when the exact need materializes.

Site Design:

The site was previously developed with building 1 in 2008, and has all surface parking existing. This development will consist of siting the new building, connecting and expanding underground parking, and improving some select site engineering to complete the development.

Access to the site is gained via two existing curb-cuts from Junction Road. The primary entrance bisects the existing building and new building. The secondary drive entrance is a shared access (via existing cross-access easement agreement) between the residential development to the south, and the City Center development.

At the ground-level, all commercial spaces will be designed to accommodate pedestrian flow from the street side, as well as from the parking lot side. Residential access will be gained from the parking lot (west) side, into a common lobby area.

Outdoor patio seating is designed at the northeast corner of this new building, anticipating future tenant (possibly a coffee shop, or the like).

Exterior Building Design:

The enclosed plans and renderings illustrate and call out all material selections. A combination of materials will be used including: clay brick masonry, cement-board siding, aluminum storefront glazing system (commercial spaces); fibrex windows (residential units) and a composite wood product (Prodema, or similar). These materials are selected due to their durability and the relatively low maintenance required.



Open Spaces:

Each unit will have a recessed outdoor patio / balcony accessed directly from their unit. Additionally, a green-landscaped roof-top patio accessed from a common community room at the fifth floor will allow additional open / green space.

Amenities:

In addition to the roof top patio described above, a community room with kitchen will be provided for shared resident use. A fitness room with generous array of fitness equipment will be placed adjacent to the community room.

Thank you for considering this Land Use Application and Urban Design Commission submission for final approval, I look forward to discussing this project more in the coming weeks.

Respectfully,

A handwritten signature in black ink, appearing to read 'Steve Shulfer', is written over a light blue horizontal line.

Steve Shulfer, AIA
SHULFER ARCHITECTS, LLC

SPECIFIC IMPLEMENTATION PLAN
ZONING TEXT

PLAT OF SAUK JUNCTION
Lots 3, 7, 8, 9, and part of 10
CITY OF MADISON, DANE COUNTY, WISCONSIN

A. STATEMENT OF PURPOSE

This Planned Unit Development ("PUD") Specific Implementation Plan ("SIP") District is established to provide a mix of employment and office serving retail opportunities in an attractive commercial environment. The essential purpose of the district is to create an office development that is practical and economically feasible in an attractive, self-controlled environment and one that also offers a range of services to the office occupants, such as but not limited to food service, travel services, coffee shop, and the like. The PUD-SIP District is intended to control the development of the property with buildings and other improvements that enhance the appearance of the entire development and to provide an opportunity for a comprehensively planned and implemented multi-building office development.

B. LEGAL DESCRIPTION

This Specific Implementation Plan ("SIP") zoning text is applicable to Lot 9 of the plat of Sauk Junction, City of Madison, Dane County, Wisconsin.

C. GENERAL REGULATIONS Uses permitted in this SIP

District are subject to the following conditions:

- I. No use shall be so conducted as to cause the harmful discharge of any waste material into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat or cold aside from normal and typical vehicular activity associated with the development.
2. No petroleum tanks, piping or pumps shall, be located within 600 feet, and no dry cleaning (except an exclusively pick-up and drop-off store is permitted), and no printing or photo lab establishments utilizing chemicals on site shall be located within 1000 feet of the City of Madison Water Utility well head located upon Outlot 3, Old Sauk Trails Park, City of Madison, Dane County, Wisconsin,
3. All business conducted in the SIP shall be conducted within completely enclosed buildings, except that the following may occur outside the buildings: outside dining at restaurants; special events (e.g. retail sale specials, farmers' market, special events such as musical events, or ancillary activities); off-street parking; off-street loading; and outside storage areas as regulated.
4. The building footprint coverage on any zoning lot shall not exceed 0.6, excluding parking ramps.
5. Parking of trucks as an accessory use, when used in the conduct of a permitted business listed hereinafter, shall be limited to vehicles of not over one and one-half (1 1/2) tons capacity.
6. All other activities and uses not permitted or expressly prohibited by this document shall be governed by the Madison City Ordinances.

7. This Specific Implementation Plan shall comply with the highway noise land use provisions of Chapter 16, Madison General Ordinances_
8. This Specific Implementation Plan shall specify all required landscape buffers.
9. Minor adjustments may be made to the approved recorded plans. Alterations which are minor in scope, may be approved with the submittal of a minor alteration to the SIP form signed by the alderperson of the district, the director of the planning department and the developer/owner or other designated approval authority.

D. PERMITTED USES

Permitted Uses on Lots 3 and 7 through 10 inclusive:

- A. Conference and trade centers.
 - B. Educational and training centers and institutions.
 - C. Financial institutions, including banks, savings banks, credit unions and loan agencies, and accessory drive through subject to the approval of the Planning Unit Director and the City Traffic Engineer.
 - D. Health (exercise) clubs and facilities.
 - E. Medical, dental and optical clinics, including accessory laboratories.
 - F. Nursery schools and day care centers for children.
 - G. Offices, business and professional, including headquarters facilities.
 - H. Private clubs and lodges.
 - I. Telecommunication centers.
 - J. Travel bureaus and transportation ticket offices.
 - K. AUTOMATIC TELLER MACHINE ("ATM") or similar credit/money exchange structures.
2. Intent. Commercial or retail service type businesses are only permitted on Lots 3 and 9. Lots 7, 8, and 10 will have no retail component. The intent of these service type businesses is to serve the office park's occupants such as but not limited to those uses herein Section D.3. as listed below. The intent being that these uses are permitted to serve the office occupants and it is not the intent of the SIP to permit freestanding, exclusively retail buildings. (Freestanding retail use only buildings shall be prohibited.) Such retail uses or tenants shall be limited in their hours of operations to being open no later than 9:00 p.m.
 3. Lots 3 and 9 Permitted Retail Uses. Retail or commercial component (limited to 20,000 square feet throughout the development and 3,500 square feet per retail tenant and restricted to the first floor or below):
 1. Art, school and business supply stores.
 2. Art galleries.
 3. Barber shops, hair salon, beauty parlors.
 4. Bicycle sales, rental and repair stores.
 5. Books, magazines and stationery stores.
 6. Camera and photographic supply stores, including photo processing.
 7. Candy and ice cream stores.
 8. Card and gift shops.
 9. Drug stores.
 10. Dry cleaning and laundry establishments.
 11. Coffee or beverage shop or store.
 12. Electronic stores, including the sale and service of computer, audio, radio, telecommunications and television - video equipment and accessories.
 13. Financial institutions, including banks, savings banks, credit unions and loan agencies.

14. Florist shops.
15. Food stores including smaller neighborhood grocery stores, meat and fish markets, bakeries, and delicatessens.
16. Hardware stores.
17. Hobby shops.
18. Jewelry and watch stores, including repair.
19. Leather goods and luggage stores.
20. Libraries, municipally owned and operated.
22. Medical, dental, hearing, and optical clinics, including appliances and accessory laboratories.
23. Optical sales and accessory optical laboratory.
24. Paint and wallpaper stores.
25. Pet stores.
26. Photography studios and accessory laboratory (subject to Section D.2. above).
27. Picture framing.
28. Post office, including private parcel business.
29. Printing and publishing establishments, including photocopying, letter and newspaper press, stationery and business card, and other similar job printing services.
30. Record, compact disc and cassette stores.
31. Restaurants, including restaurant-taverns and brewpubs.
32. Shoe, hat and other leather goods repair stores.
33. Sporting goods store.
34. Tailor shops.
35. Tobacco shops.
36. Toy stores.
37. Travel bureaus and transportation ticket offices.
38. AUTOMATIC TELLER MACHINE ("ATM") or similar credit/money exchange structures.
39. Variety stores.
40. Veterinary clinics (outside kennels prohibited).
41. Video rental and sale establishments (X rated or pornographic videos and materials prohibited).
42. Office related wearing apparel and shoe shops such as men's or women's professional clothing or attire.
43. Travel services.
44. Chiropractor.
45. Dentist's offices.
46. Real estate agent or broker or realtor's offices.
47. Doctor's offices.

4. Lot 9 additional Permitted Use. Mixed-use residential:

48. Dwelling units in mixed use building
49. Multi-family dwelling (>8 dwelling units)

5. Permitted Accessory Uses on Lots 3 and 7-10 inclusive:

- A. Automobile parking structures and lots.
- B. Buildings and grounds maintenance building if serving more than one zoning lot and architecturally compatible with the nearest principal building.
- C. Busshelters.
- D. Pedestrian linkage structures joining principal or accessory buildings.
- E. Signs as regulated in this SIP.
- F. Temporary buildings for construction purposes, for a period not to exceed the duration of such construction.
- G. Trash enclosures.
- H. Bicycle storage facilities or racks.
- I. Outdoor seating or eating facilities such as chairs and tables.

5 Prohibited Uses on all lots:

- A. Adult entertainment facilities, including adult bookstores, adult entertainment taverns, adult motion picture theatres and adult video stores.

E. LOT AREA AND WIDTH REQUIREMENTS

In the SIP District, there shall be provided a lot area of not less than 25,000 sq. ft. and a width of not less than 100 feet, except the frontage on any cul-de-sac shall not be less than 50 feet.

F. FLOOR AREA RATIO

In the PUD District, the Floor Area Ratio shall not exceed 3.0, excluding parking ramps.

G. HEIGHT RESTRICTION

No building on Lot 7 shall be taller than 3 stories plus roof. No building on the southwest quarter of Lot 3 shall be taller than 3 stories plus roof. Up to 5 stories and 68 feet are permitted on Lot 9.

H. YARD REQUIREMENTS

In the SIP District, public street yards, side yards and back yards shall be not less as established in the Specific Implementation Plan plans.

I. PARKING REQUIREMENTS

Off-street parking lots and loading berths, and access driveways shall be located, designed and improved so as to provide for safe and convenient access from adjoining streets, as well as safe and convenient circulation within the site. Access driveways and parking lots shall be separated from principal pedestrian walkways and recreational areas by pavement markings, curbs, planting areas, fences or other appropriate materials to ensure pedestrian safety.

J. LANDSCAPE REQUIREMENTS

A landscape plan shall be prepared for each development parcel and shall be approved by the Architectural Review Board and submitted to the Department of Planning and Development unless otherwise approved in advance as part of the ST approval.

K. STORAGE AREAS

All storage, except for licensed motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, and no storage shall exceed the height of such screening. All outside storage areas shall be designed and located to appear to be part of a principal building, or alternatively, not to be readily viewable, and shall be limited to not more than five percent (5%) of the total lot area.

L. STREET GRAPHICS

1. All street graphics shall comply with the regulations of the Madison General Ordinances applicable to the 02 zoning district. Such regulations may be modified by regulations approved as part of the Specific Implementation Plan for the property.

2. No billboard or other general (non-tenant) advertising media such as signs, shades, awnings, searchlights, loudspeakers; amplifiers, or similar devices shall be permitted other than signs identifying the name, business and/or products of the occupants and/or those offering the premises for sale or lease. The size and location of all permitted signs must be approved in writing by the Review Board unless authorized by Council approval of the SiM plans, except temporary signs offering the premises for sale or lease.

3. Permitted signs and identifying markings on buildings or building sites shall only be of such size, design and color as is specifically approved by the Review Board in writing unless authorized by Council approval of the SIP: plans, except temporary signs offering the premises for sale or lease.

4. One (1) on-site temporary sign per lot for the purpose of describing a construction project or advertising the sale or lease of a site or building will be permitted, provided the sign is no larger than thirty-two (32) square feet (unless the review board grants a variance) and is not permitted to remain on the site beyond the completion of such construction or the period offered for sale or lease.

M. ILLUMINATION

Electrical reflectors, spotlights, floodlights and other sources of illumination may be used to illuminate buildings, landscaping, street graphics, and parking and loading areas on any site, but only if they are equipped with lenses or other devices which concentrate the illumination upon such buildings, landscaping, street graphics, and parking and loading areas. All lighting shall be reflected away from public streets and residential properties. The lighting for buildings, landscaping, and other purposes on Lot 7: and the southwest quarter of Lot 3 shall specifically minimize reflections on the residential properties to the south of said lots.

N. ALTERATIONS AND REVISIONS

No alteration or revision of this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however, the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the district Alderperson and are compatible with the concept stated in the underlying General Development Plan approved by the City Plan Commission.

O. PEDESTRIAN / BIKE PROVISIONS

The GDP(SIP) is providing certain pedestrian-bicycle provisions as elements of the GDP(SIP). A public pod-bike path and overpass easement is provided on the southern edge of Lot 3. The SIP includes a private 15 ft wide reciprocal pod-bike easement for all lots of the Sauk Junction plat that joins to the public ped-bike path and overpass easement and Old Sank Road. This private reciprocal pod-bike easement is considered an element of the GDP(SIP) and requires the signature of the City Traffic Engineer, his assigns or successors.

P. MISCELLANEOUS PROVISIONS

1. Repair of Buildings. No building or structure upon any site shall be permitted to fall into disrepair and each building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished. In the event of damage or destruction to any such building or structure, such building or structure may be repaired or reconstructed in accordance with previously approved plans and specifications without resubmission of such plans and specifications to the Review Board for its approval.

2. Right of Entry. During reasonable hours, the Review Board or its authorized representative, shall have right to enter upon the land and inspect the site or parcel and the improvements thereon embraced for the purpose of ascertaining whether the provisions of these

Declarations have been or are being complied with. Any and all such entry shall be deemed permissive. (This Right of Entry shall not apply to entering any buildings on the Premises, which shall be exempted.)

3. Temporary Buildings. No structure of a temporary character, trailer, tent or shack shall be constructed, placed or maintained upon the property except accessory to and during construction of a permanent building.

4. Attorney's Fees. In any legal or equitable proceeding for the enforcement or to restrain the violation of any provisions herein, the losing party or parties shall pay the attorney's fees of the prevailing party or parties in such amount as may be fixed by the Court in such proceedings. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

By,

Rolly Lokre
Lokre Company

AUTHENTICATION or NOTARIZATION

Signature authenticated this _____ day of _____, _____.

This Instrument originally
Drafted By: Terrance Wall
Amended by Steve Shulfer,
Shulfer Architects (6/28/2017)

3. Approval of the General Development Plan shall establish interim zoning authority for continuation and maintenance of existing uses, buildings and structures on the property until the specific implementation plan is approved.
 4. If the approved General Development Plan is not recorded as approved within twelve (12) months of the date of approval by the Common Council, the approval shall be null and void and a new petition and approval process shall be required to obtain General Development Plan approval.
 5. If the General Development Plan and Specific Implementation Plan are approved at the same time and not recorded as approved within twelve (12) months of the date of approval by the Common Council, the approval shall be null and void and a new petition and approval process shall be required to obtain approvals for each plan.
 6. A General Development Plan for a phased development shall be constructed according to the phasing plan recorded with the approved plan. As part of its review of any subsequent Specific Implementation Plans, the Plan Commission shall consider adherence to the approved phasing plan for the overall development.
 7. Any Planned Development not constructed in accordance to its approved phasing plan, and any phases not constructed within ten (10) years of the Common Council approval of the General Development Plan, shall require approval of a new General Development Plan by the Common Council following a recommendation by the Plan Commission. In considering extensions of approved General Development Plans for unconstructed components/phases, the Plan Commission shall consider changes in the surrounding area or neighborhood since approval of the General Development Plan that would render the project incompatible with current conditions.
- (d) Specific Implementation Plan Requirements. The following information shall be submitted to the Plan Commission, unless specific documents are waived by the Secretary of the Commission:
1. An accurate map of the area covered by the Specific Implementation Plan including the relationship to the overall General Development Plan if developed in phases.
 2. The pattern of public and private roads, driveways, walkways and parking facilities; traffic projections and mitigation measures.
 3. Detailed lot layout and subdivision plat where required.
 4. The specific design and complete architectural character of the building or buildings included on the Specific Implementation Plan, other than single-family residences. In order to satisfy this requirement, detailed floor plans, exterior elevations and building materials are required.
 5. The utilities serving the project, including sanitary sewer and water mains.
 6. Grading plan and storm drainage system.
 7. The location and treatment of open space areas and recreational or other special amenities.
 8. The location and description of any areas to be dedicated to the public.
 9. Landscape plan and plant list.
 10. Proof of financing capability.
 11. A construction schedule indicating the approximate dates when construction of the project can be expected to begin and be completed.

15