

**LAND USE PLANNING WORKSHEET-OVERVIEW- TOWN OF SPRINGDALE**

**ALL APPLICANTS COMPLETE PARTS I AND II**

This page guides all applicants through the same questions in the same order as will be discussed with the Plan Commission at site visit(s) and at meeting(s) in the Town Hall. The questions are about the location of natural resources on the applicant's contiguous property. An aerial photo of the particular property is available from the Town Clerk.

**PART I: To be completed by the Town Clerk.**

If the applicant believes there is a discrepancy, please contact the Town Clerk before meeting with the Plan Commission.

What are the total contiguous acres as of March 11, 2002? \_\_\_\_\_

Number of potential new lots under: Option 1 \_\_\_\_; Option 2 \_\_\_\_; Option 3 \_\_\_\_\_

Is there an existing house? \_\_\_\_\_ yes; \_\_\_\_\_ no

**PART II: To be completed by the landowner and discussed with the Plan Commission at the site visit(s).**

The site visit provides the applicant an opportunity to discuss the unique lay of the land and short and long-term goals for residential development.

Draw perimeters of the following areas on an aerial photo provided by the Town Clerk.

- Were any lot lines adjusted since March 11, 2002? \_\_\_\_\_  
[ Use the backside of this page to list each lot line adjustment.]
- Where are the property boundaries? [Draw perimeter]
- Where are the agricultural land(s)? [Draw perimeter(s) and label it "A"]
- Where are woodland(s)? [Draw perimeter(s) and label it "W"]
- Where are the environmentally sensitive area(s) (wetlands, etc.,)  
[Draw perimeter(s) and label it "E"]
- Where are the strip(s) along public roadway(s)? [Draw perimeter(s) and label it "S"]
- Where are the ridge top(s) or area(s) that are most visible from surrounding areas and public roadway(s)? [Draw perimeter(s) and label it "R"]

**LAND USE PLANNING WORKSHEET**  
**FOR APPLICANTS CONSIDERING DENSITY OPTION 1**

This page guides all applicants considering **density option 1** through the same questions in the same order as will be discussed with the Plan Commission at site visit(s) and at meeting(s) in the Town Hall. The questions are about the location of development area(s) that match the policies of option 1. Whenever possible, the development area(s) are expected to match all policies in the chosen residential density option. When that isn't possible, and the applicant is proposing a concept plan that doesn't meet all specified criteria and/or that prioritizes one criterion over another, the reasons for doing so will be discussed among the Plan Commission. Aerial photos of each property are available from the Town Clerk.

**PART III: To be completed by the landowner and discussed with the Plan Commission at the site visit(s).**

Draw perimeter(s) of the following areas on an aerial photo provided by the Town Clerk.

- Where are the area(s) that can accommodate residential development and also meet the following four criteria? [Draw perimeters and label "1-4"]
  - 1. Minimize the impact on agricultural land(s)
  - 2. Maintain large contiguous areas of agricultural land
  - 3. Not in the strip(s) along public roadway(s)
  - 4. Not in environmentally sensitive area(s) (wetlands, etc.,)
  
- If it is not possible to identify enough area(s) that can accommodate residential development and also meet all four criteria, please identify the area(s) that can meet several of the four criteria and be ready to discuss why you have prioritized one criterion over another?  
[Draw perimeters and label with the criterion number(s) that are met]
  
- Where are the driveway accesses for the area(s)?

County regulations affecting local land use include:

- Four lots of 35 acres or less can be created within a period of five years without submitting a subdivision plat (Ch 75.06(14)).
  
- Every lot or parcel of 35 acres or less net (excludes right-of-way) shall front on a public street. Conventional lots shall maintain frontage of 66 feet. Cul-de-sac lots shall provide a minimum of 30 feet frontage on a public street (Ch 75.19(6)(b)).

**LAND USE PLANNING WORKSHEET**  
**FOR APPLICANTS CONSIDERING DENSITY OPTION 2**

This page guides all applicants considering **density option 2** through the same questions in the same order as will be discussed with the Plan Commission at site visit(s) and at meeting(s) in the Town Hall. The questions are about the location of development area(s) that match the policies of option 2. Whenever possible, the development area(s) are expected to match all policies in the chosen residential density option. When that isn't possible, and the applicant is proposing a concept plan that doesn't meet all specified criteria and/or that prioritizes one criterion over another, the reasons for doing so will be discussed among the Plan Commission. Aerial photos of each property are available from the Town Clerk.

**PART III: To be completed by the landowner and discussed with the Plan Commission at site visit(s).**

Draw perimeter(s) of the following areas on an aerial photo provided by the Town Clerk.

- Where are the area(s) that can accommodate residential development and also meet the following seven criteria? [Draw perimeters and label "1-7"]
  - 1. Minimize the impact on agricultural land(s)
  - 2. Maintain large contiguous areas of agricultural land
  - 3. Not in the strip(s) along public roadway(s)
  - 4. Not in environmentally sensitive area(s) (wetlands, etc.,)
  - 5. Clustering of residences
  - 6. Not on ridge tops visible from surrounding areas and public roadways
  - 7. Not on areas that are the most visible from surrounding areas and public roadway(s)
  
- If it is not possible to identify enough area(s) that can accommodate residential development and also meet all seven criteria, please identify the area(s) that can meet several of the criteria and be ready to discuss why you have prioritized one criterion over another? [Draw perimeters and label with the criterion number(s) that are met]
  
- Where are the driveway accesses for the area(s)?

County regulations affecting local land use include:

- Four lots of 35 acres or less can be created within a period of five years without submitting a subdivision plat (Ch 75.06(14)).
  
- Every lot or parcel of 35 acres or less net (excludes right-of-way) shall front on a public street. Conventional lots shall maintain frontage of 66 feet. Cul-de-sac lots shall provide a minimum of 30 feet frontage on a public street (Ch 75.19(6)(b)).

**LAND USE PLANNING WORKSHEET**  
**FOR APPLICANTS CONSIDERING DENSITY OPTION 3**

This page guides all applicants considering **density option 3** through the same questions in the same order as will be discussed with the Plan Commission at site visit(s) and at meeting(s) in the Town Hall. The questions are about the location of development area(s) that match the policies of option 3. Whenever possible, the development area(s) are expected to match all policies in the chosen residential density option. When that isn't possible, and the applicant is proposing a concept plan that doesn't meet all specified criteria and/or that prioritizes one criterion over another, the reasons for doing so will be discussed among the Plan Commission. Aerial photos of each property are available from the Town Clerk.

**PART III: To be completed by the landowner and discussed with the Plan Commission at site visit(s).**

Draw perimeter(s) of the following areas on an aerial photo provided by the Town Clerk.

- Where are the area(s) totaling 25% of the total contiguous acreage that can accommodate residential development and meet the following eight criteria?  
[Draw perimeters and label "1-8"]
  - 1. Maintain large contiguous areas of agricultural land (75% of the total contiguous acreage)
  - 2. Minimize the impact on agricultural land(s)
  - 3. Not in the strip(s) along public roadway(s)
  - 4. Not in environmentally sensitive area(s) (wetlands, etc.,)
  - 5. Clustering of residences
  - 6. Not on ridge tops visible from surrounding areas and public roadways
  - 7. Not on areas that are the most visible from surrounding areas and public roadway(s)
  - 8. Include an open space equal to the number of acres occupied by all residential lots in the subdivision, or 50% of the gross acreage, whichever is greater.
  
- If it is not possible to identify enough area(s) that can accommodate residential development and also meet all eight criteria, please identify the area(s) that can meet several of the criteria and be ready to discuss why you have prioritized one criterion over another?[Draw perimeters and label with the criterion number(s) that are met]
  
- Where are the driveway accesses for the area(s)?