



DETAIL PLANNED DEVELOPMENT CHECKLIST

FREQUENTLY ASKED QUESTIONS

What is a Planned Development zoning?

A Planned Development is a unique zoning for a particular property or set of properties. Typically, part of a larger development. It allows for new and innovative concepts in land utilization.

When do you accept submittals?

We accept submittals once a month per the following [schedule](#).

FEES

Detail (New or not in compliance with Concept PD): \$500 + \$25 per acre (or portion thereof rounded up)

Example: (2.1 acres would cost \$500 + (\$25 * 3) = \$575)

SUBMITTAL REQUIREMENTS

All Planned Development Applications are done online through the City's CSS portal:

<https://energovcss.coppelltx.gov/EnerGovProd/SelfService#/home>

- Completed Application Form, signed by the property owner (scanned PDF)
- Site Plan, Landscape Plan, Tree Survey, Elevations, Preliminary Engineering and TIA (if required)

CHECKLIST:

Site Plan Sheet:

- Title block located in lower right corner (titled as Site Plan) with subdivision name, block, lot numbers and date of preparation.
Example: Site Plan ABC Addition, Lot 1R, 2 and 3, Block A,
Date: March 16, 2021.
- Name, address, phone and email addresses for owner, applicant, architect/engineer, preparing the plan.
- North arrow should be pointing up or to the right and scale generally a minimum of 1"=50'.
- Site Data Table as follows:
 - Existing zoning
 - Proposed uses
 - Square footage of each proposed use
 - Building area - gross square footage
 - Building height
 - Required and provided parking per each use
 - Proposed lot coverage
 - Floor area ratio
- Boundaries of the property with dimensions.



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- Planned Development Conditions Table listing the variances and special conditions to the zoning
- Zoning districts on and adjacent to the site.
- Adjoining streets including curbs, sidewalks, existing and proposed median openings and all street intersections, driveways, alleys within 200 feet of the property.
- Indicate spacing between driveways within the subject property and adjacent properties as required in the Subdivision Ordinance.
- Parking layout and driveways including loading areas, fire lanes (minimum 24' wide), access easements, parking space dimensions (typical 9'x18' or 9'x19' where head to head parking exists) and aisle width (typical 24' wide). All revisions need to be illustrated by clouding or similar method.
- All existing and proposed drainage and utility easements.
- Show the location of the FEMA 100-year flood plain.
- Refuse facilities and mechanical equipment including height, materials and elevations of proposed screening.
- Lighting facilities, security lighting, screening and glare shades.
- Proposed attached and monument signs including elevations showing dimensions, total square footage, materials, colors, font and light source, if any, sign elevations may be shown on a separate sheet.
- Show existing and proposed sidewalks. Fire hydrant layout.
- Additional information as needed.

Preliminary Engineering:

- Preliminary Engineering (Preliminary Utility Plan)
- Traffic Impact Analysis (if required)

Landscape Plan:

- The block located in lower right corner (titled as Landscape Plan) with subdivision name, block and lot numbers and date of preparation.
- Names, address, phone and email addresses of owner, applicant and Landscape Architect preparing the plan.
- North arrow and scale (generally minimum 1"=50'). The Landscape Plan must be at the same scale as the Site Plan. North arrow should be up or to the right.
- Boundaries of the property with dimensions.
- Landscape Data Table showing required/provided trees/shrubs and square footage for each category as follows:

Existing and Proposed:

- Perimeter Landscaping: _____sq. ft. required _____sq. ft. provided
 - Trees: # _____ required # _____ provided
- Interior Landscaping: _____sq. ft. required _____sq. ft. provided
 - Trees # _____ required # _____ provided
- Non-vehicular Landscaping: _____sq. ft. required _____sq. ft. provided
 - Trees # _____ required # _____ provided
- Percentage of Total Site Area devoted to landscaping: ____%



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- Plant List/Schedule Table showing number of each species of trees and shrubs including caliper inches, species and scientific name.
- Plant Legend if symbols or abbreviations are used.
- Clearly show landscape areas and plant materials on plan designated to fulfill interior, perimeter and non-vehicular landscape requirements.
- Location of all trees to be preserved.
- Spacing of plant material to be used.
- Description of maintenance provisions for the Landscape Plan.
- Existing and proposed utilities easements.
- Show proposed and existing sidewalks.
- Note that all landscaped areas shall be fully irrigated and an irrigation plan will be required with the Building Permit.

Tree Survey/Mitigation Plan:

- Complete tree survey per Article 34, Division 2 of the Zoning Ordinance.

Building Elevations (Indicate revisions, if applicable):

- North, South, East and West building elevations.
- Proposed building colors and materials including manufacturer's specifications. Proposed building height.
- Percentage of masonry materials.

Color Board (if applicable):

- The color board shall indicate the name of the proposed project and show a sampling of all proposed materials in the appropriate color and labeled accordingly.

Standard Site Plan Approval Conditions for Retail & Office Projects outside industrial areas:

The following conditions and other considerations outlined in the CIVIC report should be considered in the design of a site plan:

- Utility meters shall not be visible except from areas clearly intended as service areas where the public is generally excluded.
- Rooftop mechanical equipment shall be screened.
- Eighty percent or more of all building facades shall be brick or stone of an earth tone color (earth tone color is defined on page 12 of the 2/97 Report to the City Council prepared by the Committee to Improve the Visual Image of Coppell).
- Awnings shall be either neutral in color with a deep solid trim color permitted or the reverse of that, a deep solid color with a neutral trim. (neutral is defined as white, black, gray, beige or brown. Deep solid is defined as burgundy, navy blue, hunter green or chocolate brown).
- Parking lot lights shall not exceed 30 in height. Unless intended as a decorative feature, parking lot lights shall resemble the simple box lights on square section metal poles painted brown in use on most major thoroughfares.
- Entrance light shall resemble the fixtures on the Denton Tap Road bridges (Sentry Electric, Central Park



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Series). One such entrance light shall be placed on each side of any driveway in which brick pavers are installed.

- Flat roofs and parapet walls around flat roofs shall have a cornice, cap or other detail with a vertical dimension at least 3% of the height of the building. Pitched roofs shall have roofing material of a lusterless gray, beige, brown or green color.

NOTE: This checklist is only a supplement to the Subdivision Regulations. It is the applicant's responsibility to review and comply with the requirements of the [Zoning Ordinance](#) and [Subdivision Regulations](#).