

**CITY OF GRAYSON, KENTUCKY  
PLANNING AND ZONING REGULATIONS**

**ARTICLE 16**

**DEVELOPMENT PLANS**

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED:

**16.1 INTENT.**

This article outlines the content and procedure for submission, review, and approval of all development plans required in this Zoning Ordinance unless other procedure or different contents are specified elsewhere in this Zoning Ordinance.

**16.2 CONTENTS OF DEVELOPMENT PLANS.**

There shall be a “preliminary development plan” and a “final development plan”.

16.21 Contents of Preliminary Development Plan. A preliminary development plan shall contain the following information: vicinity sketch; topography with contour intervals not greater than five (5) feet; location, arrangement, and approximate dimensions of existing and proposed driveways, streets, sidewalks, parking areas and arrangements of spaces, points of ingress and egress, and other vehicular and pedestrian rights-of-way; screening, landscaping, buffering, recreational, and other open space areas; approximate size, location, height, floor area, arrangement, and use of proposed existing buildings and signs; proposed and existing storm drainage areas and facilities; proposed and existing easements.

16.22 Contents of Final Development Plan. A final development plan shall contain the following information: vicinity sketch; topography with contour intervals not greater than two (2) feet; boundary features such as bearings, and dimensions of all property lines, size, location, height, floor area, area, and arrangement of proposed and existing buildings and signs, screening, landscaping, buffering, recreational and other open space areas; location, arrangement, and dimensions of the following; existing and proposed driveways, streets and street cross-section drawings, sidewalks, parking areas including number of off-street parking spaces, points of ingress and egress, off-street loading areas and other vehicular and pedestrian rights-of-way; utility information such as proposals for gas, water, electricity, and telephone supply and storm water and sanitary sewer disposal including location of easements, size of water and sewage lines, hydrants, and the like; location and dimensions of other existing or proposed easements and statistical summary of above described items.

**16.3 DEVELOPMENT PLANS REQUIRED FOR CERTAIN ZONES.**

All applications for zoning map amendments to the Highway Business and Mobile Home Zone shall require the submission and approval of both a preliminary development plan and a final development plan.

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**16.4 DEVELOPMENT PLANS REQUIRED AT COMMISSION DISCRETION.**

The Commission at its discretion may require the submission and approval of a preliminary development plan, a final development plan, or both, for the subject property of any zoning map amendment proposal if the Commission finds there are existing or potential flood, drainage, traffic, topographic or other similar problems relating to the development of the subject property that could have an adverse impact on existing or future development of the subject property or other property in the neighborhood.

The following procedure shall be followed for the submission and approval of all development plans required at Commission discretion:

16.41 Preliminary Development Plans Required. Preliminary development plans required herein shall be submitted after requested by the Commission and contain all such information as required by Section 16.21 hereinabove. A public hearing on the zoning map amendment shall not be held until the required preliminary development plan has been submitted to the Commission. If the preliminary development plan is disapproved by the Commission or if the Commission fails to approve or disapprove the plan and the zoning map amendment is subsequently approved by the appropriate legislative body, the Commission shall approve a development plan for the subject property which shall be the final development plan, within sixty (60) days of the action by the legislative body unless the applicant agrees to an extension of said time.

16.42 Final Development Plans Required. Final development plans required herein shall be submitted within two (2) years of the approval of the zoning map amendment by the appropriate legislative body and the Commission shall approve a final development plan for the subject property with such conditions as are found necessary to comply with this Zoning Ordinance, if any, within ninety (90) days after the applicant has submitted his development plan.

**16.5 DEVELOPMENT PLANS REQUIRED FOR MULTIPLE PRINCIPAL STRUCTURES AS PERMITTED BY SECTION 14.**

Development plans required by Section 14 hereinabove to permit more than one principal structure and its accessory structures on a lot or parcel of land shall be submitted to the Commission, containing the information as provided by Section 16.21 hereinabove. The Commission may modify or disapprove the development plan if it finds there are existing or potential flood, drainage, traffic, topographic or other similar problems relating to the development of the subject property that could have an adverse influence on existing or future development of the subject property or other property in the neighborhood. If the Commission modifies or approves the plan, it shall be deemed a final development plan for the purposes of Section 16.6 herein.

**16.6 APPROVAL OF DEVELOPMENT PLAN BEFORE BUILDING PERMIT.**

No building permit shall be issued until a development plan is approved by the Commission under Sections 16.3, 16.4, or 16.5 hereinabove and a copy of said plan is certified to the Building Inspector by the Secretary of the Commission. The approval of a development plan shall limit and control the issuance of all building and occupancy permits, and restrict the

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construction, location and use of all land and structures to the conditions as set forth in the plan.

**16.7 AMENDMENTS TO DEVELOPMENT PLANS.**

Amendments to approved development plans as provided by Sections 16.3, 16.4, or 16.5 can be made only by Official Planning Commission Action except that amendment which fully meet the requirements set forth hereinafter may be approved and signed by the Commission's Secretary without further action by the Commission. If any question arises as to compliance, however, the Secretary shall refer the plan to the Commission for action. Action by the Commission's Secretary is intended to expedite approval in those situations where amendments are of minor significance and generally relate to the shifting of previously approved spaces. Such amendments (1) shall not decrease the overall land area in yards, parking, or other open spaces; (2) shall not increase building ground area coverage, floor area, or increase the number, or change the location of street access points. Such amended plans also shall have written on them the exact change made and a note for the Secretary's signature shall be added signifying the approval under this Section for the amendments as noted.