



## Development Guidance & Fee Schedule

(in accordance with Article 100.15(F.1) of the Clinton County Subdivision Regulations)

The Clinton County Regional Planning Commission (CCRPC) encourages citizens, developers and interested parties to present a Sketch/Concept plan to CCRPC Staff for input and informal review at no charge BEFORE filing a formal application and associated filing fee.

The CCRPC provides the Table entitled "Recommended Land Use Policies For Sensitive Areas" as a recommended guide for the utilization of land subject to statutory CCRPC review. All submission requirements and performance standards are located within the Clinton County Subdivision Regulations.

The CCRPC encourages the utilization of conservation developments and planned unit developments for major subdivisions and remains dedicated to quality design, economic development, preservation of environmental assets and the overall wise utilization of land in their review and the subdivision process.

Recommended Land Use Policies For Sensitive Areas

Type	Land Use Importance	Recommended Use/Policy
Surface Water	Scenic value; provide refuge for wildlife, water supply	No development
Wetlands	Serves as wildlife refuge, water storage and purification, scenic value, structurally unstable areas	Parks, forestry, agriculture, very limited residential development on large lots
Woodlands with slopes greater than 15 percent	Serves as wildlife refuge, reduce flooding and runoff/topsoil protection, scenic values, climate cooling and wind reduction	Parks, forestry, limited residential development on large lots that attempt to preserve mature growth and natural slope
Woodlands with slopes less than 15 percent	Provides refuge for wildlife, climate cooling, improve air quality, and scenic values	Parks, forestry, agriculture, residential development, light commerce and industry, and cluster development that attempt to preserve mature growth and contiguous wildlife corridors
Aquifers and Aquifer Recharge Areas	Underground water and associated geologic formations for groundwater assets	Parks, forestry, agriculture, limited residential development on 2+-acre lots, and environmentally sensitive light industry, where possible particularly connected to central sanitary sewers and establishment of groundwater recharge ponds
Poor Drainage Areas	Bedrock close to surface, high groundwater table, impervious soils, poor locations for septic systems	Limited residential development on larger lots, unless public water and sanitary sewer is available
Floodplain	Subject to periodic or seasonal inundation	Parks, forestry, agriculture, limited development with septic system located outside of the floodplain
Prime Agricultural Lands	Best soils for active farming	Encourage existing farm use and promote compatible land uses, limited residential development on large lots



**MAJOR Subdivision**

Sketch/Concept Plan	Free Informal Staff Review
Preliminary Plan	\$500.00 base + \$25.00 per lot
Construction/Improvement Plan	\$500.00 base + \$25.00 per lot
Final Plat	\$500.00 base + \$25.00 per lot

**MINOR Subdivision/Lot Split** \$100.00 per lot, typically there will be no less than two (2) lots (host, remaining or new parcels over 20 acres excluded)

**Planned Unit Development (PUD) Conservation Development** See MAJOR Subdivision

**Site Plan Review** (pursuant to Clinton County Zoning Resolution 2008 Article 5) \$500.00 base + \$0.05 per sq.ft. of proposed impervious surface on site (\$10,000.00 maximum)

**Large Lot Development** See MINOR Subdivision

**Resubmission of Plan or Plat** (a plan or plat that has been approved and requires new or further review shall be charged accordingly) Same fee as applied for original review

**Appeals or Variance Requests** \$300.00 per request/issue, separate variance application and fee MUST be filed before MINOR/MAJOR Subdivision application

**Document Copies/Public Information** \$0.25 per page, \$15.00 minimum, plus postage

This Fee Schedule does not include fees imposed on the applicant during the review of subdivisions or land divisions by other county review agencies or departments.

Applicable fees must be paid at the time of filing, an application is not considered received until fees are paid in full.

Payment must be made by check (personal or corporate) or money order, paid to the order of the Clinton County Regional Planning Commission. A fee of \$25.00 will be levied for returned checks.



## **AMENITIES CHECKLIST**

### **FOR PLANNED UNIT DEVELOPMENT (PUD) DESIGNATION AND SITE PLAN REVIEW**

#### **Pursuant to provisions and processes of the Clinton County Zoning Resolution 2008**

Designation of a Planned Unit Development (PUD) and the alternative zoning provisions allowed including density bonuses, setback reductions, and other relaxations or changes to the dimensional requirements or standards and approval of a Site Plan pursuant to the requirements of the Clinton County Zoning Resolution 2008 as amended hereafter shall require analysis and finding that a sufficient amount of the following public benefits have been satisfactorily incorporated into said proposed PUD Plan or Site Plan for consideration by the Clinton County Regional Planning Commission (CCRPC).

Should the services of a development consultant(s) such as an engineer, architect, planner, and/or landscape architect be required for site plan approval and/or negotiation purposes, the cost of retaining his or her professional services shall be incurred by the developer/applicant.

The following list is meant to identify a series of amenities which the community may desire to see incorporated into new development. A **minimum incorporation of ten (10) additional amenities** (amenities not already mandated by the CCRPC or other provision), of which **at least five (5) must be Major Amenities** is required as a baseline and a proposed development may be required to incorporate more as appropriate for the size and scale of the proposal as determined by the Clinton County Planning Commission (CCRPC).

<b>MAJOR AMENITIES</b>	
1. extensive building façade articulation, staggered building setbacks	2. amphitheatres/bandshells, public clocks, gazebos, carillon towers
3. infill development within unincorporated hamlets or towns in the County	4. creation of live-work residential units within a mixed use development
5. variety of home prices on the same block/neighborhood	6. pedestrian scale building facades & ornamental street lighting
7. dimensional shingles, metal seam, slate/shake or tile roofs	8. significantly landscaped, lighted and watered gateway & entryway monumentation
9. widespread use of stone/brick/hardiplank on building facades	10. most residential structures with front porches
11. preservation of existing woods/tree groves, mature trees	12. dedicated open space corridors, greenbelts or community parks
13. dedication of conservation easement(s) to a qualified land trust	14. use of berming/buffering in addition to required landscaping
15. traffic islands/circles/roundabouts and/or boulevards/medians	16. multipurpose trails and bike racks connecting to other developments
17. larger diameter, mature street trees planted in tree lawns or medians	18. playgrounds, tot lots, daycare lots/structures
19. outdoor seating & dining areas, plazas, squares and/or village greens	20. waterfalls/fountains in commercial and mixed use developments
21. installation of public art/sculpture in public places	22. widespread use of interconnecting grid streets
23. provision of residential and/or office above first floor retail	24. clubhouse community facility and/or community swimming pool
25. community tennis courts, bocce & lawn bowling courts	26. rear/side entry garages (detached or attached)
27. large amounts of parking to the rear of retail/office buildings	28. LEED Certification of major structures proposed
29. green roofs, solar, geothermal, wind energy or pervious pavement technologies heavily incorporated within the site	
<b>MINOR AMENITIES</b>	
30. paverblock/stamped asphalt pedestrian crosswalk areas	31. extensive use of benches and other street furniture for public use
32. solar orientation, roof design compatible with solar placements	33. decorative non-solid wrought iron or picket fencing
34. parapets to enclose flat roofs and/or incorporation of cupolas	35. placement of drive thru windows behind buildings
36. brick gas pump columns, articulated gas station canopies	37. articulated canopies for gas pump & drive thru areas
38. finished building foundations 2 or more feet from the natural slope	39. placement of parking in rows able to accommodate 15 or fewer cars
40. on-street parking in commercial areas	41. seat walls in commercial development
42. patterned garage doors or garage doors with windows or glass	43. establishment of equestrian trails and/or horse parks
44. widespread use of substantial balconies in higher density housing	45. mini or 'vest' public parks in residential subdivisions
46. adaptive reuse of existing structures onsite if any are existing	47. free, public wi-fi "hot spots" in commercial developments
48. creation of regional tourist attractions, specialty food products	49. buildings with little or no setback in commercial developments
50. commercial buildings of 10,000 sf or less in retail developments	51. garages and/or carports in multifamily developments
52. alleys to access garages or off street parking areas	53. 4 or more unit attached housing built around one or more courtyards
54. contribution to Main Street Wilmington or similar for commercial developments	