



**CITY OF LINCOLNTON (PRD)
CONDITIONAL DISTRICT ZONING MAP APPLICATION**

Applicant Number _____ **Date of Application** _____

Applicant/Owner Information

- **Applicant's Name:** _____
Address: _____
Email: _____
Phone: _____

- **Owner's Name:** _____
Address: _____
Email: _____
Phone: _____

Property Information

- **Property Location:** _____
- **Parcel Number:** _____
- **Existing Zoning:** _____ **Proposed Zoning:** _____
- **Existing Use:** _____ **Proposed Use:** _____
- **Property Size:** _____ (Sq. Ft./Acres)
- **Is the property located within a protected watershed?:** _____
 - **If so, what is the proposed impervious area:** _____
- **Flood map information (if applicable):** _____

Other Required Information

1. A digital copy and three paper copies of the plan containing the following:

- A scaled boundary survey showing the total acreage and present zoning classifications for the property(ies) for which the conditional district is sought, date, north arrow, and vicinity map.
- Title block containing development name, name of owner, date or dates plan was prepared, a scale drawing in feet per inch listed in words or figures, north arrow, and the name of the applicant;
- The names, addresses, and telephone numbers of all owners, mortgagees, registered land surveyors, land planners, architects, landscape architects, and professional engineers responsible for the planned development;
- The registration numbers and seals of the professional engineers, land surveyors, and/or architects;
- Proposed use, size, layout, and setbacks of all proposed structures and proposed uses of land. For residential uses, this shall include the number of units and an outline of the area where all principal and accessory structures will be located. For nonresidential uses, this shall include the approximate gross floor areas of all structures and an outline of the area where the structures will be located;
- Average calculations for the entire planned development, for each proposed division of land within the development, for each phase of the development, and by general land use within each phase;
- Proposed phasing, if any, and approximate completion time of the project;
- The location and dimensions of existing and proposed utilities, rights-of-way, and easements;
- The names of owners of adjoining properties;
- Traffic, parking, and circulation plans, showing the proposed number, locations, and arrangement of parking spaces and access points to adjacent streets;
- For all proposed public streets and private streets proposed within or adjoining the development, the following information:
 - Rights-of-way, location and dimensions;
 - Pavement widths;
 - Approximate grades;
 - Design engineering data for all corners and curves;
 - Typical street cross-sections; and
 - Road names and whether to be public or private.
- Location of any proposed recreation or facilities and other areas designated as, and meeting the requirement of, improved common open space as set forth in § 153.123(D)(14) PRD District, Project Requirements, Multi-Family Units of this chapter (area in square feet of each area shall be provided);
- Landscape plan showing proposed screening and landscaping, including location of walls, fences, berms, and natural plantings as well as treatment of any existing natural features within the site;
- The future users and ownership (dedicated or reservation for public use to a governmental body, for owners' use to a duly constituted homeowners' association, or for tenants' use and remaining in the developer's ownership) of recreation and open space lands;
- Location and proposed use of any existing wooded areas within the development site;
- Existing and proposed topography at minimum 2-foot elevation intervals;
- Marshes, swamps, rock outcrops, ponds or lakes, streams or stream beds, and any other natural features affecting the site;
- Delineation of areas within the regulatory floodplain as shown on the official flood hazard boundary maps;
- Watershed information and impervious area calculations (if applicable).

2. **Application fee: *less than 2 acres - \$500.00, 2-5 acres - \$750.00, more than 5 acres - \$1,000.00.* Please make payable to the City of Lincolnton.**
3. **If the applicant is not the property owner, an owner consent form is required.**

DATE

APPLICANT SIGNATURE

Please submit all requirements to:
City of Lincolnton Planning Department
114 West Sycamore Street (PO BOX 617) Lincolnton, NC 28093
Email: zoningpermits@lincolntonnc.org
Phone: 704-736-8930
Office Hours: Monday-Thursday – 8:30 a.m. to 5:00 p.m.

OWNER CONSENT FORM

Consent is required from the property owner(s) if an agent will act on their behalf. A separate form is required from each owner. All fields must be completed.

Project Name: _____ **Address or PIN #:** _____

AGENT/APPLICANT INFORMATION:

(Name – type, print clearly) _____

(Address) _____

I hereby give **CONSENT** to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents, and to attend and represent me at all meetings and public hearings pertaining to the

(Name – type, print clearly) _____

(Address) _____

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

(Name – type, print clearly) _____

(Address) _____

(Owner's Signature) _____

STATE OF _____ **COUNTY OF** _____

Sworn and subscribed before me _____, a Notary Public for the above State and County,

this the _____ day of _____, 20_____.

SEAL

Notary Public

My Commision Expires: _____