



NON-RESIDENTIAL PLANS DEVELOPMENT REVIEW CHECKLIST

PROVIDE COMPLETED CHECK LIST SIGNED BY PREPARER WITH SUBMITTAL

* This checklist is not all-inclusive of all City ordinances and standards.

PROPERTY INFORMATION

Pre-Submittal Meeting Date: _____

Project Name: _____ Type of Plan: _____

Location: _____

Current Zoning: _____ Proposed Zoning (if applicable): _____

Development Agreement Name / Ordinance #, if applicable: _____

ZONING ORDINANCE REQUIREMENTS

<http://friscotexas.gov/617/Zoning-Ordinance>

DEVELOPMENT STANDARDS (§2.06)

Setbacks: Front: _____ Side: _____ Rear: _____
 Lot Size: Depth: _____ Width: _____ Area: _____
 Building Height: _____ Stories: _____ FAR: _____ Lot Coverage: _____ %

LAND USE (§3.02)

Proposed Land Use: _____

Yes No Land Use Permitted in Zoning District?
 Yes No Land Use Permitted in Overlay District?
 Yes No Meets all Conditional Development Standards?
 Yes No Special/Overlay District: Preston Road Tollway
 Yes No Gas pumps proposed on property?
 Yes No If Yes, Are the gas pump requirements met?
 Yes No Any single tenant retail buildings over 70,000 sq. ft. (Big Box) proposed?
 Yes No If Yes, has a Specific Use Permit been granted for a Big Box?

ORIGINAL TOWN COMMERCIAL (§2.04.04 & §9.06)

Yes No For OTC, are the Downtown Architectural Design Standards met?
 Yes No Façade Plan and Documentation Pictures Submitted?

PROJECTS LOCATED IN THE PRESTON ROAD OVERLAY DISTRICT (§2.05.04)

Sub-District: _____

Yes No Does use conform to Conditional Development Standards?
 Yes No All Landscape Requirements met?
 Yes No Is the 7% Open Space requirement met?
 Yes No Do all buildings meet the Exterior Appearance of Buildings and Building Material and Color requirements?
 Yes No All driveway and parking requirements met?
 Yes No Is a slip road required? Yes No If Yes, Is a slip road provided?
 Yes No All service areas, loading areas, and outdoor storage requirements met?
 Yes No Streetscape Elements provided?
 Yes No All Sub-District requirements met?
 Yes No Has a façade plan and sample board been provided?



NON-RESIDENTIAL PLANS – DEVELOPMENT REVIEW CHECKLIST

PROJECTS LOCATED IN THE TOLLWAY OVERLAY DISTRICT ([§2.05.05](#))

Sub-District: _____

- Yes No Does use conform to Conditional Development Standards?
- Yes No All Landscape Requirements met?
- Yes No Is the 7% Open Space requirement met?
- Yes No Do all buildings meet the Exterior Appearance of Buildings requirements?
- Yes No All driveway and parking requirements met?
- Yes No All Screening Criteria for Utilities and Service Facilities met?
- Yes No All Sub-District* requirements met?
**for the Historic Sub-District, refer to the OTC-Original Town Commercial district ([§2.04.04](#))*
- Yes No Has a façade plan and sample board been provided?

PARKING AND CIRCULATION ([§4.04](#))

Parking Spaces Required: _____ (Ratio ____ : _____) Spaces Provided: _____
 Dimension of Spaces: _____

- Yes No Wheel Stops Used?
- Yes No Loading Spaces provided (50,000 square feet or more)?
- Yes No Does use require stacking? Type/Feet/Spaces Required: _____
- Yes No Escape lane provided for Drive-thru?
- Yes No Is shared parking or an offsite parking easement being utilized?
- Yes No All drive aisles in front of buildings under 300 feet long?
If No, traffic calming, a 30-foot offset must be provided.
- Yes No Cross access provided to adjacent properties?
- Yes No Is the property adjacent to residential property?
- Yes No Have the plans been coordinated with plans on adjacent properties?
- Yes No Is a traffic impact analysis required for this development?

SCREENING ([§4.03](#))

- Yes No Screening Required? Type (circle one): B1 B2 B3 B4 B5
- Yes No Grade Changes (Nonresidential Zoning to Residential Zoning)?
If yes, please explain and provide resolution for site: _____

- Yes No Other Types:
 - Loading Area
 - Dumpsters
 - Open Storage
 - Mechanical Equipment Other: _____

LIGHTING ([§4.05](#))

- Yes No Lighting requirements met?

MAJOR CREEK ([§4.07.14](#))

- Yes No Is the property adjacent to a major creek?
- Yes No If yes, are requirements for development adjacent to a major creek met?

