



Planning Department

Precise Plan Procedure and Checklist

Definition: A Precise Plan is a detailed development plan required to all uses in the (PD) Planned Development Zone. The plan could provide for a wide range of residential uses including single family residential lots and homes to condominiums, cooperatives, apartments and other types of planned developments. The density of use would be that prescribed by the sub-designation on the PD Zone.

Application Submittal: An application for a Precise Plan would consist of:

- An application form signed by the property owner
- The applicable filing fee
- An environmental assessment as applicable to the project
- Ten (10) copies of the Precise Plan.

The Precise Plan, under the provisions of the Madera Municipal Code Section 10-3-4.104 must include the following:

- A boundary map and complete legal description of the property.
- The gross land area of the development and the location of existing easements, structures and improvements on the property.
- A plot plan showing to scale the following details:
 - Location and use proposed for each existing and proposed structure in the development, the number of stories, gross building area and approximate location of entrances.
 - All existing and proposed driveway approaches, driving lanes, parking areas.
 - All pedestrian walks and open areas for the use of the occupants of the proposed development.
 - A detailed plan for the landscaping of development including the location and height of all proposed walls, fences, and screen planting and a statement setting forth the method by which they will be preserved and maintained.
 - The location of hydrants, utilities, drainage facilities and recreation facilities.
 - All existing and proposed easements.
 - Elevation or architectural renderings of the project to indicate architectural and materials of construction.
 - Precise location of check valves, electrical service, sewer service, water service and gas service including location of vaults, transformers, etc.
 - Submit a color and material palette and colored elevations.
- Such additional data as may be required by the Community Development Director. Typically, applicants will be asked to provide a copy of the floor plan so that doorways and windows can be identified. The applicant is referred to the site plan checklist of the Site Plan Review Ordinance for details and content of the plot plan including dimensions, especially as they are applicable to determination of open space area and the density calculations. Again, the applicant is advised that densities in the PD Zones are a net factor.

Filing Fees: Filing fees are those adopted by City Council Resolution. Contact the Community Development Department for applicable fees.

Applicants should note that incomplete plans submitted for formal processing may be returned for correction. Therefore, applicants are encouraged to submit two copies of a preliminary plan for staff review prior to formal submittal. The Planning staff of the Community Development Department will review and comment on the plan so that necessary changes or additions can be made prior to the submittal deadline.