



**Planning and Zoning Commission and Board of Adjustment
General Application Form
(Not for Site Plan Review Submittals)**

Type of Action Requested (Check One):

- | | |
|------------------------------|---|
| Variance _____ | SIA Application _____ <input checked="" type="checkbox"/> |
| Conditional Use Permit _____ | Nonconformity Adjustment _____ |
| Subdivision Exception _____ | Watershed Boundary Modification _____ |
| Zoning Text Amendment _____ | Zoning Map Amendment _____ |
| Appeal _____ | Conditional Zoning Map Amendment _____ |

Applicant: _____ Owner: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Email: _____ Email: _____

Legal relationship of applicant to property owner: _____

Property Location/Address: _____

Tax Parcel Number: _____ Zoning District: _____ Acreage of Site: _____

Requesting Zoning (if applicable): _____

Applicant Name (Print)

Property Owner Name (Print)

Applicant Signature & Date

Property Owner Signature & Date

The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee(s), and one (1) copy of any required site plan for staff review must be submitted by the deadline. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: _____

Receipt # _____

Application No.: _____

Date Submitted (Complete): _____



SPECIAL INTENSITY ALLOCATION APPLICATION

The Planning Commission acting as the Watershed Review Board is authorized to approve Special Intensity Allocations (SIAs). The Commission may grant an SIA of up to 70% (seventy percent) built-upon area on all or part of the land area of a project based on the criteria for approval. An SIA must minimize built-upon surface area, direct stormwater away from the surface waters, and incorporate best management practices (BMPs) to minimize water quality impacts. A plan must be submitted in the form of a SIA site plan, and must be prepared by a Professional Engineer.

Applicant: _____ Owner: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Email: _____ Email: _____

Legal relationship of applicant to property owner: _____

Address or Location of Property seeking SIA: _____

Tax Parcel Number: _____ Zoning District: _____ Acreage of Site: _____

Select Watershed Location

___ Lake Fisher WS-IV Protected Area

___ Lake Concord WS-IV Protected Area

___ Kannapolis Lake WS-III Balance of Watershed

Percent of Built-Upon Area Requested for SIA: _____

Acreage of Built-Upon Area Requested for SIA: _____

CRITERIA FOR APPROVAL

The Watershed Review Board will determine the criteria for approval based on Table 4.16-4 of the Kannapolis Unified Development Ordinance. Planning staff will work with the applicant to determine the total points for a project. The table is a point based system and is as follows:

Table 4.16-4 Special Intensity Allocation Point System

Categories Used for SIA Consideration	Potential Points										
1. Tax Base Increase <i>(estimated tax value of completed project)</i> \$200,000 - \$500,000 \$500,000 - \$999,999 \$1,000,000 to \$1,999,999 \$2,000,000 or more	15 25 50 75										
2. Full-time Jobs Created 1 - 10 11 - 25 26 or more	15 25 50										
3. Community Value (determined by Watershed Review Board)	up to 150										
4. Type of Industry Retail Trade Office / Institutional Industrial / Manufacturing Research & Development / Medical	10 10 20 20										
5. Revitalization of Existing Development	50										
6. Energy Reduction / Conservation Measures 10-20% Increase in Landscaping (above UDO) > 20% Increase in Landscaping (above UDO) Bioretention Applications LEED Certification	50 75 75 100										
<table border="1"> <thead> <tr> <th colspan="2">Potential Impervious Allowance</th> </tr> </thead> <tbody> <tr> <td>100 - 149 points</td> <td>40% imp.</td> </tr> <tr> <td>150 - 199 points</td> <td>50% imp.</td> </tr> <tr> <td>200 - 249 points</td> <td>60% imp.</td> </tr> <tr> <td>> 249 points</td> <td>70% imp.</td> </tr> </tbody> </table>		Potential Impervious Allowance		100 - 149 points	40% imp.	150 - 199 points	50% imp.	200 - 249 points	60% imp.	> 249 points	70% imp.
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200 - 249 points	60% imp.										
> 249 points	70% imp.										

The right to develop a SIA shall terminate with the loss of the right to develop due to the expiration of a Zoning Compliance Permit or Building Permit. In such cases, allocated acreage or unused allocated acreage shall be returned to the total acreage eligible for allocation.

This application must be filed with the Planning and Zoning Department the first Friday of the month preceding the month of the meeting. The Planning Commission meets the first Wednesday of each month at 6:00pm unless otherwise scheduled.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Applicant Name (Print)

Property Owner Name (Print)

Applicant Signature & Date

Property Owner Signature & Date

Required as part of Special Intensity Allocation Submittal:

TM SIA Site Plan prepared by Professional Engineer

TM Fee: Please refer to fee schedule on the City’s website to determine applicable fees. Fees are nonrefundable and help to cover administrative and notification costs.