

Date Rec'd: _____
Rec'd By: _____
Zoning District _____



Application for Design Review

Design Review for the Central Business Zoning District, Urban Mixed Use Zoning District and handled by the Design Review Board. This board meets as needed, so please allow for 1 month for your application to be reviewed.

The purpose of the CBD district design standards is to ensure that development and rehabilitation taking place in the central business district is executed with appropriate urban design, site planning and architectural principles and techniques. The Unified Development Ordinance sets forth design review as a measure to promote a stable, attractive, economically viable, pedestrian-scaled environment in the downtown area of Gastonia.

Applications will be evaluated by the Design Review Committee (DRC) on the basis of the materials provided by the applicant, the CBD District Design Standards, any applicable Long Range Plans and any other pertinent sections of the City Unified Development Ordinance. Applications must be signed by the owner of the subject property or his agent and must be accompanied by sketches, drawings, photographs, specifications, descriptions, etc. of the proposed project sufficient to inform the DRC of the nature and extent of the proposal.

Copies of City documents such as the CBD Design Standards, Unified Development Ordinance and Long-Range Plans are available at the office of the City of Gastonia Planning Department in the Garland Municipal Business Center, 150 South York Street, Gastonia, NC 28052 or on-line at <http://www.cityofgastonia.com/development-services/planning>.

It is strongly encouraged that applicants schedule a pre-design meeting with City staff in advance of submitting an application. This will allow staff to provide guidance on the materials necessary for a complete submittal. Note: The information provided by staff members during the pre-design meeting will represent a preliminary, qualified assessment based upon any information provided by the applicant. More detailed review of the completed application may disclose additional substantive or procedural requirements.

Office use only

The application was reviewed by the Design Review Committee on ____ day of _____ 20____
The application is hereby:

- Approved as submitted
- Approved with conditions
- Denied: _____

Appointee, Design Review Committee

Date

Property and Applicant Information

Property Location (Street Address) _____

Property Owner Name _____

Tax Parcel ID # (6-digit) _____

Applicant's Name _____

Address _____

Best # to contact _____

Email _____

Nature of Proposed Work

Please provide a brief description of the general scope and design characteristics of the proposal under this application.

Materials Required for Application Submittal

- Completed application form.
- Dimensioned site plan(s) in sufficient detail to establish the location and dimensions of proposed and existing structures, pedestrian pathways or seating areas, loading or parking areas (if proposed), landscaping, dumpster and screening details, bicycle racks, fences/walls, easements, etc.
- Drawings or other depictions in sufficient detail to illustrate the placement and dimensions of design elements such as roofline, door and window treatments, awnings and other overhead weather protection measures, balconies/decks, exterior lighting, colors, building materials and other architectural elements, etc.
- Other graphics or materials as needed in order to adequately evaluate the proposal (to be determined at the pre-design meeting).

Date Submitted

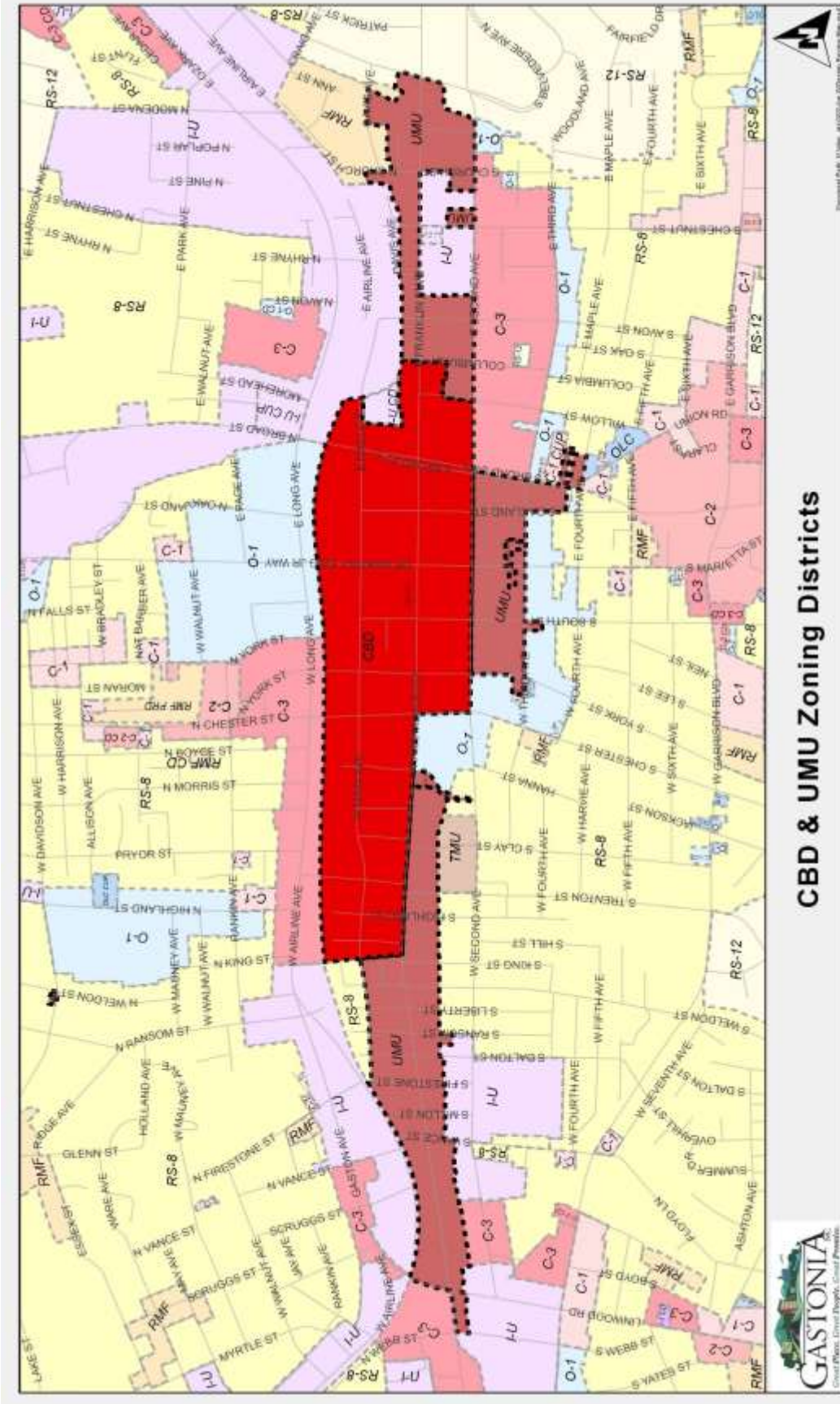
Signature of Applicant

Signature of Owner (if different from applicant)

Please return to: City of Gastonia Planning Department
 Attn: Jason Thompson, Planning Director
 PO Box 1748
 Gastonia, NC 28053

Building permits and/or site plan submittals may be required. A copy of this form must be submitted with your building permit or site plan application.

Please do not hesitate to contact the Planning Department at 704-854-6652, should you have questions or require clarification.



CBD & UMU Zoning Districts

