

Superseded 5/10/2016

17C-4-103 Community development project area plan requirements.

Each community development project area plan and draft project area plan shall:

- (1) describe the boundaries of the project area, subject to Section 17C-1-414, if applicable;
- (2) contain a general statement of the land uses, layout of principal streets, population densities, and building intensities of the project area and how they will be affected by the community development;
- (3) state the standards that will guide the community development;
- (4) show how the purposes of this title will be attained by the community development;
- (5) be consistent with the general plan of the community in which the project area is located and show that the community development will conform to the community's general plan;
- (6) describe any specific project or projects that are the object of the proposed community development;
- (7) identify how private developers, if any, will be selected to undertake the community development and identify each private developer currently involved in the community development process;
- (8) state the reasons for the selection of the project area;
- (9) describe the physical, social, and economic conditions existing in the project area;
- (10) describe any tax incentives offered private entities for facilities located in the project area;
- (11) include an analysis or description of the anticipated public benefit to be derived from the community development, including:
 - (a) the beneficial influences upon the tax base of the community; and
 - (b) the associated business and economic activity likely to be stimulated; and
- (12) include other information that the agency determines to be necessary or advisable.