§ 990-e. Municipal theme district development plan. An application for the designation of a municipal theme district made pursuant to section nine hundred ninety-d of this article shall contain a municipal theme district development plan. Such municipal theme district development plan shall describe in detail the plans for development of the theme district, including the changes in buildings, structures and infrastructure within the district, the activities to be conducted within the district, and the proposed benefits that the district will have for the community.