



Site Development Plan Proposed Code Amendment

Ordinance No. 16-2019

June 4, 2019

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Process

- Joint Study Session
 - January 22, 2019
- Draft published to website with survey
 - April 10, 2019
- Planning Commission
 - April 22, 2019
- **City Council**
 - First reading: May 21, 2019
 - Second Reading: June 4, 2019

Background

- One type of site development plan
 - Administratively approved
 - No appeal for citizens
 - Applicant may appeal denials to Planning Commission
- Planning Commission decision final

Goals

Council and Planning Commission

- Define “major” and “minor” site development plans
- Allow citizens to appeal approval of major SDPs

Staff

- Remove conceptual SDPs (antiquated)
- Minor adjustments to make SDP process better

Proposed Amendment

- Major site development plan:
 - Industrial > 10,000 square feet
 - Multifamily > eight units
 - Any commercial > 30,000 square feet
 - Any development of land > 10 acres

Proposed Amendment

- Appeals
 - Minor: applicant (within 10 days of decision)
 - Major: (within ~~10~~ **20** days of decision)
 - Applicant
 - Property owners within 300 feet of the development property
 - Planning Commission
 - Administrative decision
 - Final decision
- Review Criteria

Recommendations / Conclusion

Planning Commission: Approval with conditions

- Add to submittal requirements
- Define final decision date
- Major SDP appeal period 20 days instead of 10
- Exclude ROW and *easements* from 300 foot notification range
 - *Staff recommends striking easements from the above condition*

Staff: Approval

Council Action

- Approval will change code to create major and minor SDP
- Denial will retain existing SDP processes and designations