



Ordinance 34-2017

An Ordinance amending Title 10 of the City Code to add
Preliminary Project Plan

City Council Public Hearing, January 16, 2018

Staff Representative: Jocelyn Mills, Community Development Director

Process

Public hearing before Planning Commission

- November 13, 2017
- Recommendation to approve, approve with conditions, continue, or recommend denial.

First Reading before City Council – December 19, 2017

Public hearing (2nd Reading) before City Council

- January 16, 2018
- City Council makes the final decision on all proposed ordinances.


Background

- Concept discussed with council – September 2017 & December 2017 study sessions
- The intention is informal and non-binding
 - no case has been filed
 - PPP is just a look at a concept
 - creates no vested development rights

Staff Analysis

- Other Colorado communities have a comparable process
- Applicant to receive initial feedback on a development concept from both PC and CC
- Need to add process into the zoning code

Development Review Process steps

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- Exploratory meeting
 - Pre-application meeting
 - *PPP process to review PD proposal with Planning Commission (PC)/City Council (CC)*
 - PD, PDO, rezone proposals required community meetings (recommend 700 ft notice) prior to application submittal
 - Formal submittal and review processes for project
 - Hearings for project (PC and or PC/CC)

How it would work

- Pre-application meeting
- PPP submitted & staff review/generate memo/into PC or CC packet for agenda
- PPP presented by planning staff in study session
- Commission asks questions/provides input on PPP concept (applicant in audience – does not speak)
- Applicant takes informal and non-binding input
- Applicant decides next steps
 - Community meeting and then towards formal submittal
 - Re-thinks proposed project – may revise concept and start over or not

Staff Recommendation

- Establish new process of PPP in Section 10-1-8
- Include new definition of PPP in Section 10-1-2



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