



Site Development Plans (SDPs)

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Policy Question

- Does city council support amending the site development plan code?

Overview of Proposed Amendments

- New Definitions
- Updated Procedures
 - Processing
 - Appeals

New Definitions

- Minor SDP:
 - Still excludes single-family residential
- Major SDP:
 - A major SDP is any development on any parcel that consists of the following:
 - Industrial development in any zone with more than 10,000 square feet of building space
 - All multi-family development in any zone with more than eight units
 - All commercial development in any zone with more than 30,000 square feet of building space
 - Any development on any parcel in excess of 10 acres regardless of zoning district

Updated Procedures

- Processing
 - Pre-Application
 - Application Requirements
 - Approval Procedures
 - Post Approval
- Appeals
 - Minor SDPs may be appealed to PC by applicant
 - Major SDPs may be appealed to PC by either applicant or a property owner within 300 feet of the development

Staff Recommendation

- Staff recommends city council direct staff to bring forth an ordinance amending the site development plan regulations

Action Requested

- Provide direction to staff on how to proceed and whether to bring forward an ordinance for first reading amending the code