

CODE: Site Development Plan

DATE: May 21, 2019 – First Reading / June 4, 2019 – Second Reading

	Proposed Change	Reason	Changes Since Planning Commission
1	Define “major” and “minor” site development plans	Some site development plans have greater impacts on the surrounding community and should be differentiated from those that may have lesser impacts	<ul style="list-style-type: none">• Citizen Comment: revised language in 10-7-1(A)2 to clarify parking surface area• Corrected 10-7-2(B)1 from “final” SDP to SDP• PC Condition: added item (j) to 10-7-2(B)2• Citizen Comment: added mailed notification to 10-7-2(B)3• Corrected 10-7-2(B)4(a) to include outside agencies and broaden scope• Corrected 10-7-2(B)4(b) and 10-7-4(B)5 to remove confusion regarding initial and second technical reviews• Citizen Comment: clarified notification requirement in 10-7-3(B) and removed confusing appeal language• Corrected reference in 10-7-3(C)5• PC Conditions: revised 10-7-4(B) to exclude ROW (did not include easements because of difficulty in tracking), extend appeal period to 20 days, and added definition for “final decision date”
2	Establish a new appeals process for major site development plans	To allow citizens to appeal the administrative approval of major site development plans to the planning commission	
3	Remove provisions for conceptual site development plans	Required preapplication conferences were intended to replace the need for conceptual site development plans as a low-cost, high-efficiency return for the city and applicants	
4	Other minor changes intended to help streamline the development review process	Suggested improvements to code sections for applicability, submission requirements, approval criteria, requirements prior to building permit issuance, and sketch plans intended to facilitate implementation of major and minor site development plans, the new appeals process, and other minor process improvements	