

The proposal is to add a new process into the city's zoning code (Title 10 of the City Code), to allow for applicants to request a "preliminary project plan" session before the city council and planning commission. The intent of this process is to provide a way for city council and planning commission to give informal and non-binding input regarding a potential planned development before a formal application is submitted.

The concept was discussed with city council on September 26, 2017 in a study session. Planning Commission recommended approval of the proposed preliminary project plan into the city's zoning code at their November 13, 2017 meeting. Their recommendation included deletion of the words "attended by the applicant" on line 97 of the proposed ordinance. The proposed ordinance to establish a Preliminary Project Plan is provided as a separate attachment.

PROPOSED PROCESS FOR THE PPP:

An applicant would first submit an application for a PPP. Staff would preliminarily review it and present it to each planning commission and city council. The applicant would be able to be present in the audience but not speak. It is a way for planning commission and city council to get an initial look at potential projects that may later on be formally submitted, as well as an opportunity to provide thoughts and ideas on a proposal. Planning commission and city council would not bound by the comments provided. Applicants would be able to hear the initial feedback and if any significant issues arose, would have the opportunity to rethink their proposed planned development plan.