

LEGISLATIVE #

110373H



Planning and Development Services

PB-11-74 TCH

Land Development Code amendment of development review and neighborhood workshop procedures

(Legistar No. 110373)

10/20/11

Article VII – Dev Review Process

1. Thresholds for levels of review
2. Submittal requirements
3. Preliminary and final review process

Levels of Review

	RAPID	MINOR	INTERMEDIATE	MAJOR
Residential	New construction of single-family dwellings or duplexes.	Developments of 3 to 10 multiple-family dwelling units.	Developments of 11 to 99 multiple-family dwelling units.	Developments of 100 or more multiple-family dwelling units.
Non-Residential	New construction or expansions up to 1,000 square feet of floor area or other usable areas, when submitted through the building division for a building permit. All building additions, decks, porches, patios, courts, gas station canopies and similar accessory structures shall be counted as usable area.	New construction or expansions of up to 10,000 square feet of floor area, which do not meet the requirements for rapid review.	New construction or expansions of 10,001 to 50,000 square feet of additional floor area.	New construction or expansions over 50,001 square feet of additional floor area.
Parking and Impervious Areas; Construction Activity	Resurfacing or restriping of existing parking areas, or new parking areas that include less than 8 parking spaces and less than 1000 square feet of new impervious areas. Excavation, filling, or removal of less than 200 cubic yards of material for the purpose of development.	Parking areas that include 8-40 new parking spaces or 1,000-20,000 square feet of new impervious areas. Excavation, filling, or removal of more than 200 cubic yards of material for the purpose of development.	Parking areas that include 41-100 new parking spaces or 20,001-50,000 square feet of other new impervious areas.	Parking areas that include more than 100 new parking spaces or more than 50,000 square feet of other new impervious areas.
Roofed Open Structures	In the warehouse, industrial, or agricultural zoning districts, any developments under 1,000 square feet that include only a roof and support structures where 50% or less of the total sides are enclosed.	In the warehouse, industrial, or agricultural zoning districts, any developments over 1,000 square feet that include only a roof and support structures where 50% or less of the total sides are enclosed.		
Amendments to Approved Development Plans	Minor building or structural adjustments, changes in material or landscaping, shifts in the location of sidewalks, parking, or utilities, or alterations of other minor elements that do not substantially alter the approved plan or conflict with any other requirements, as determined by the city manager or designee.	Building redesign or shifts in the location of buildings, structures, parking or other impervious areas that do not substantially affect the site layout or any specific provision of a prior approval, as determined by the city manager or designee.	Changes to requirements that were specifically included as part of a previous board approval.	

Levels of Review

- Combines Minor and Minor II Review (so Minor = Administrative)
- Identifies situations that may warrant board review and public input:
 - ❑ Waiver requests
 - ❑ Environmental or tree impacts
 - ❑ Single-family compatibility
- Defines process for amendments to approved development plans

Rapid Reviews

Existing:

- 500 square feet of building area
- undefined impervious area
- no parking spaces
- 2 units

Proposed:

- 1000 square feet of building area
- 1000 square feet of impervious area
- <8 parking spaces
- 2 units

Minor Development Plans

Existing:

- 2500 square feet of building area
- undefined impervious area
- 15 parking spaces
- 5 units

Proposed:

- 10,000 square feet of building area
- 20,000 square feet of impervious area
- 40 parking spaces
- 10 units

Staff Recommendation:

Approval of amendments to Article VII
and Section 30-350 of the Land
Development Code (*PB-11-74*)