

Site Plan Threshold and Development Code Applicability

Summary

April 27, 2021 Ordinance Revisions Committee Meeting

<u>Changes to Site Plan Review Thresholds</u>		
Key: Level 1 – Site Plan for City Council Approval Level 2 – Site plan for Planning Commission Approval Level 3 – Site Plan for Administrative Approval Exempt – does not require site plan approval		
Activity	Current Threshold	Proposed Threshold
Decrease in Building size.	Level 3 (with site plan on file) Level 2 (without)	Exempt
Change in Building Height that does not create new Floor Area	Level 3 (with site plan on file) Level 2 (without)	Exempt
Outdoor patio or plaza up to 1000 square feet	Level 3 (with site plan on file) Level 2 (without)	Exempt
One Accessory Building for storage or other non-habitable use, between 240 and 5,000 square feet of Floor Area, but not to exceed 5,000 square feet of Floor Area, 5% of the Lot Area, and 14 feet in height	Level 3 (with site plan on file) Level 2 (without)	Exempt
Building Additions 300 square feet or less * (Discussion item – size based on recent examples)	Level 3 (with site plan on file) Level 2 (without)	Exempt
In Residential Zoning Districts (R1, R2, R3, R4, R6) New Construction; Addition/Alteration; Removal or disturbance of Natural Features; Accessory Building - In Residential Zoning Districts up to FOUR units	Level 3 (with site plan on file) Level 2 (without)	Exempt

Site Plan Threshold and Development Code Applicability Summary Tables

Activity	Current Threshold	Proposed Threshold
Any Other Accessory Building	Level 3 (with site plan on file) Level 2 (without)	Level 3
Relocation of Sidewalks	Level 3 (with site plan on file) Level 2 (without)	Level 3
Relocation of refuse stations	Level 3 (with site plan on file) Level 2 (without)	Level 3
Rearrangement or reconfiguration of the parking stalls and aisles within the Vehicular Use Area of an approved site plan, subject to the off-street parking standard.	Level 3 (with site plan on file) Level 2 (without)	Level 3
Moving a Building no more than ten feet	Level 3 (with site plan on file) Level 2 (without)	Level 3
Addition of carports/canopy structures over Vehicular Use Areas	Level 3 (with site plan on file) Level 2 (without)	Level 3
Replacement or enhancement of a Wireless Communications Tower to accommodate co-location, provided that the Tower is not relocated more than 15 feet from the Base of the original Tower, nor is increased in height more than 20 feet above the original Tower height and meets all other applicable regulations	Level 3 (with site plan on file) Level 2 (without)	Level 3
Building Additions of 10% of the existing Floor Area, up to 10,000 square feet	Level 3 (with site plan on file) Level 2 (without)	Level 3
Residential Development from 5 to 6 Units in Residential Zoning Districts	Level 1	Level 3
Any other new construction that is a Permitted Use or Special Exception Use	Level 1	Level 2

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Building Additions greater than 10% of the existing Floor Area, or 10,000 square feet	Level 1	Level 2

Development Standards Applicability and Procedures

Key:

Level 1 – Site Plan for City Council Approval

Level 2 – Site Plan for Planning Commission Approval

Level 3 – Site Plan for Administrative Approval

Exempt – site plan not required

X = required

Standard or Procedure		Exempt	Level 3	Level 2	Level 1
Public Hearing				X	X
CPO				X	X
Parking	# Spaces Total	X	X	X	X
	Bicycles	X	X	X	X
	EV				X
AHP*		X	X	X	X
Special Dimensional and Site Layout Standards		X	X	X	X
Landscaping and Screening			X	X	X
Streets and Access		X	X	X	X
Storm Water Management and Soil Erosion		X	X	X	X
Natural Features			X	X	X
Signs		X	X	X	X
Outdoor Lighting			X	X	X
Fences		X	X	X	X

* AHP= Area, Height and Placement – includes setbacks and height