

ARTICLE 14

SITE PLAN REVIEW

Procedures

City staff perform Site Plan Reviews for any development within Multi-Family Residential (R-3), General Commercial (C-1), Central Business District (C-2), Office Institutional (O-I), Light Industrial (I-1), and Heavy Industrial (I-2) Zones. Applicants are required to submit a set of Architectural Drawings stamped by an engineer, architect, or landscape architect. City Staff will review the applicable zoning regulations and approve Site Plans once all requirements have been met.

Applicants may appeal a Site Plan Review determination to the Planning Commission for approval in the event that an applicant alleges that there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of Site Plan Review. The request for review by the Planning Commission shall be accompanied by a complete description of the error(s) alleged. The Planning Commission shall perform their review at their next regularly scheduled meeting of the Planning Commission and shall adjourn and reconvene as is determined necessary. The applicant may appeal the decision of the Planning Commission to the City Commission if necessary.

Final Development Plans for Planned Developments, Townhouse Developments, and Manufactured Home Park Developments are required to be submitted and approved by the Planning Commission and the City Commission. Each development has specific requirements that are listed in the District Regulations.