

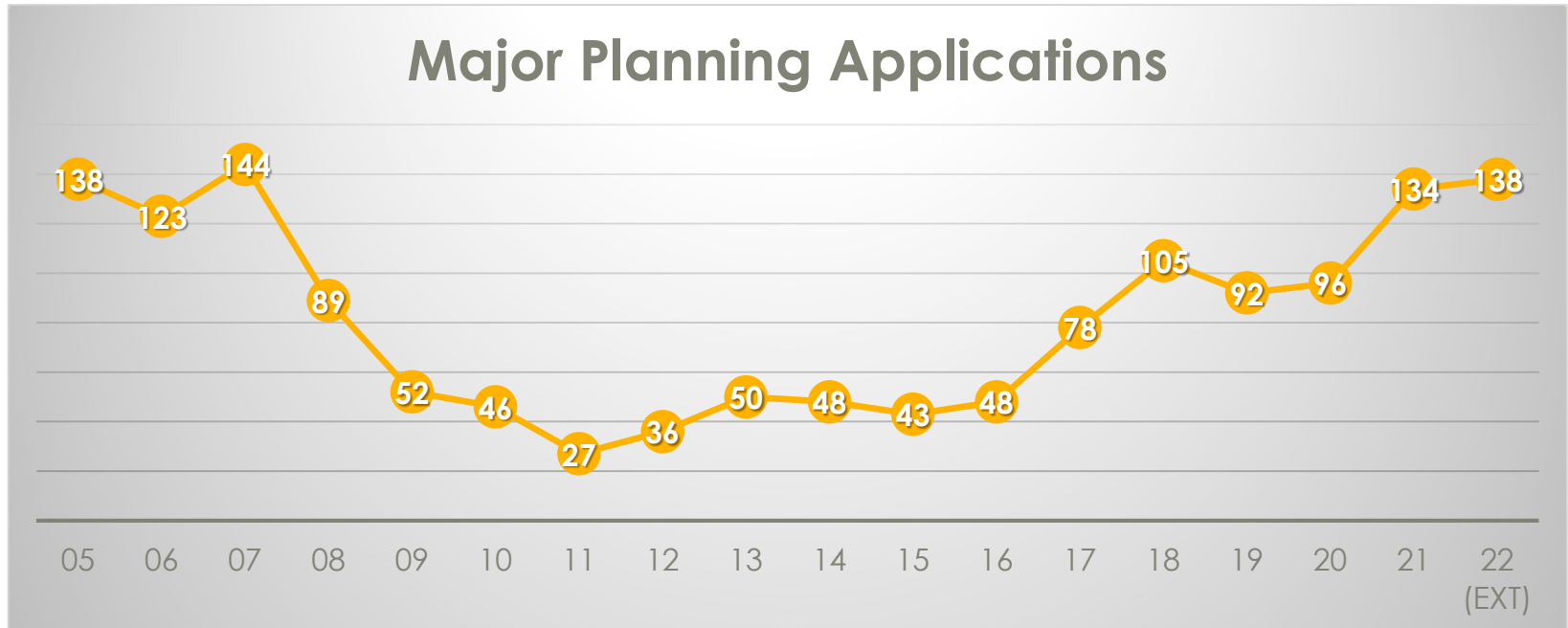


Development Services Process Improvements

Planning Case Activity



REZONES, PRELIMINARY PLATS, USE PERMITS, SITE PLANS

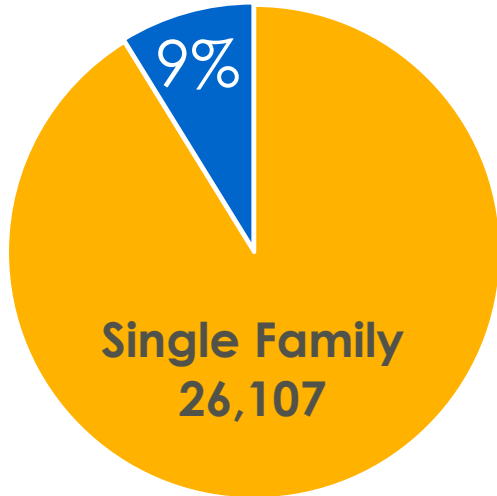


Residential Growth



2015

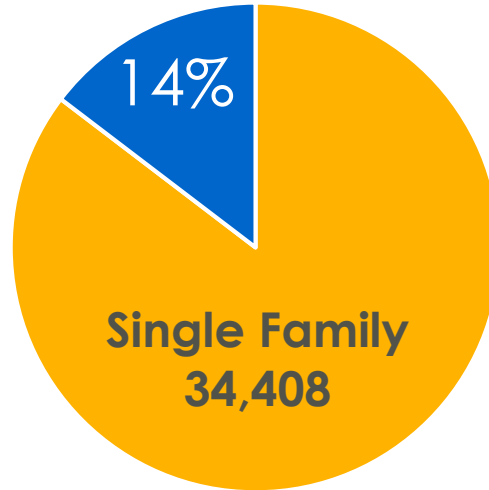
Multi-Family 2,521



Total units: 28,628

2022

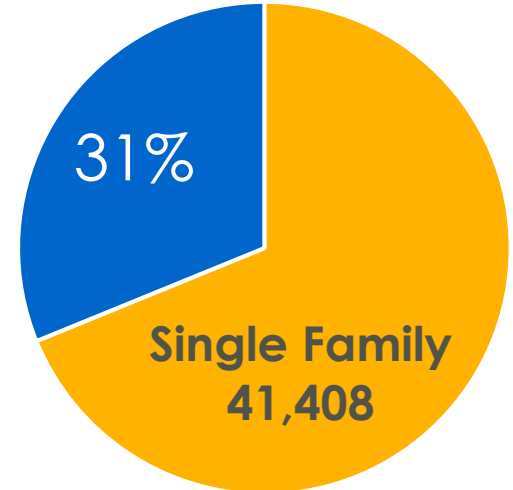
Multi-Family 5,900



Total units: 35,643

2025

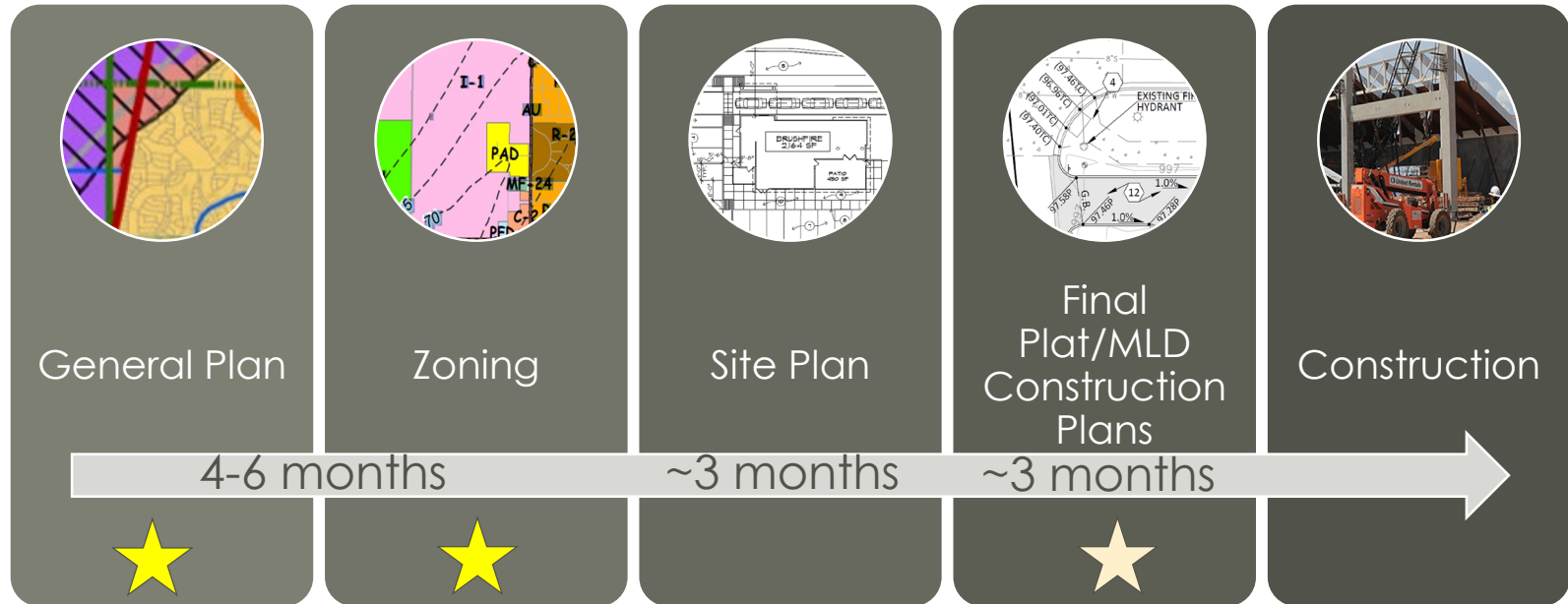
Multi-Family 18,750



Total units: 61,943

Development Review Process

MULTI-FAMILY

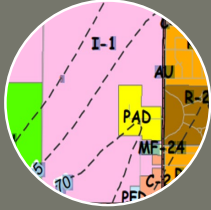


Development Review Process

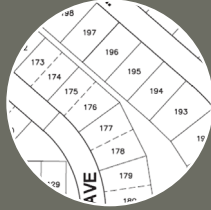
SINGLE FAMILY RESIDENTIAL



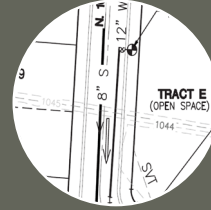
General Plan



Zoning



Preliminary
Plat



Final Plat and
Construction
Plans



Housing
Plans



Construction

4-6 months

4-5 months

4-5 months



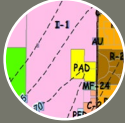
Process Improvements

IMPLEMENTED



General Plan

General
Plan
Amendment
Criteria



Zoning

Use of PADs



Preliminary
Plat

Can waive
for site
plans, on
consent



Final Plat and
Construction
Plans

Easements
administrative



Housing
Plans

Design
Guidelines
update



Construction

Process Improvements

PROPOSED



General Plan



Zoning



Preliminary
Plat



Final Plat and
Construction
Plans



Housing
Plans



Construction

Public
Hearing
Process

Use Permits

Review
Process

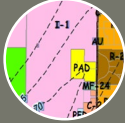
Design
Guidelines

Preliminary Plats

PROPOSED PROCESS IMPROVEMENT



General Plan



Zoning



Preliminary
Plat



Final Plat and
Construction
Plans



Housing
Plans



Construction

Public
Hearing
Process

Use Permits

Review
Process

Design
Guidelines

Preliminary Plats

Proposal:

Administrative approval for preliminary plats

Impact:

- Reduce review time by 1-2 months
- Reduced application fees
- Certainty for customer

Preliminary Plats - 2020



Administrative Approval



Commission Approval



Council Approval



Preliminary Plats - Current



Administrative Approval



Commission Approval



Council Approval

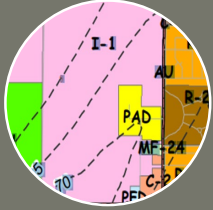


Preliminary Plats

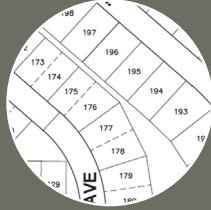
PROPOSED PROCESS IMPROVEMENT



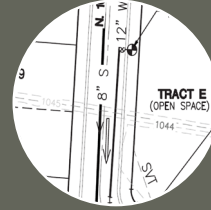
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Construction
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Housing
Plans



Construction

4-6 months

~~3~~

~~4-5 months~~

4-5 months



Preliminary Plats:
Would you like to authorize staff to
approve Preliminary Plats?

Public Hearings



PROPOSED PROCESS IMPROVEMENT



General Plan



Zoning

Public
Hearing
Process

Use Permits



Preliminary
Plat

Review
Process



Final Plat and
Construction
Plans



Housing
Plans

Design
Guidelines



Construction

Public Hearings

REZONE, USE PERMIT, SPECIAL USE PERMITS

Proposal:

Do not hold a 2nd public hearing at City Council if there are no objections

Impact:

- Certainty for customer – fewer team members present
- Efficient Council meetings
- More time for staff and customer to work through concerns

Public Hearings



EXAMPLE SCHEDULE

NOVEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Planning Commission:

No Objection (on consent):

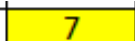
Objection (public hearing):

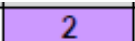
DECEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2nd

November 14th

December 5th

 Council date

 Commission date

Public Hearings



- From January 1 – June 30:
 - 19 public hearings
 - 4 had objections
 - At 25 minutes each = 6+ hours or 1 hour per meeting
- Applicant can request a 2nd public hearing
- Does not require a change to Zoning Ordinance or City Code

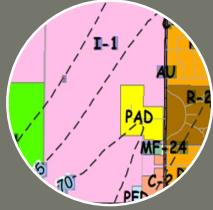
Public Hearings



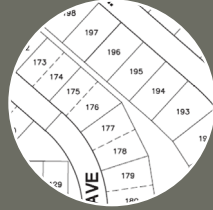
PROPOSED PROCESS IMPROVEMENT



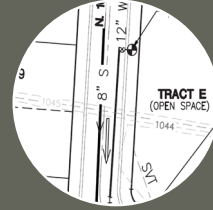
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Housing
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Construction

4-6 months

~~3~~

~~4-5 months~~

4-5 months



Efficiency & Certainty

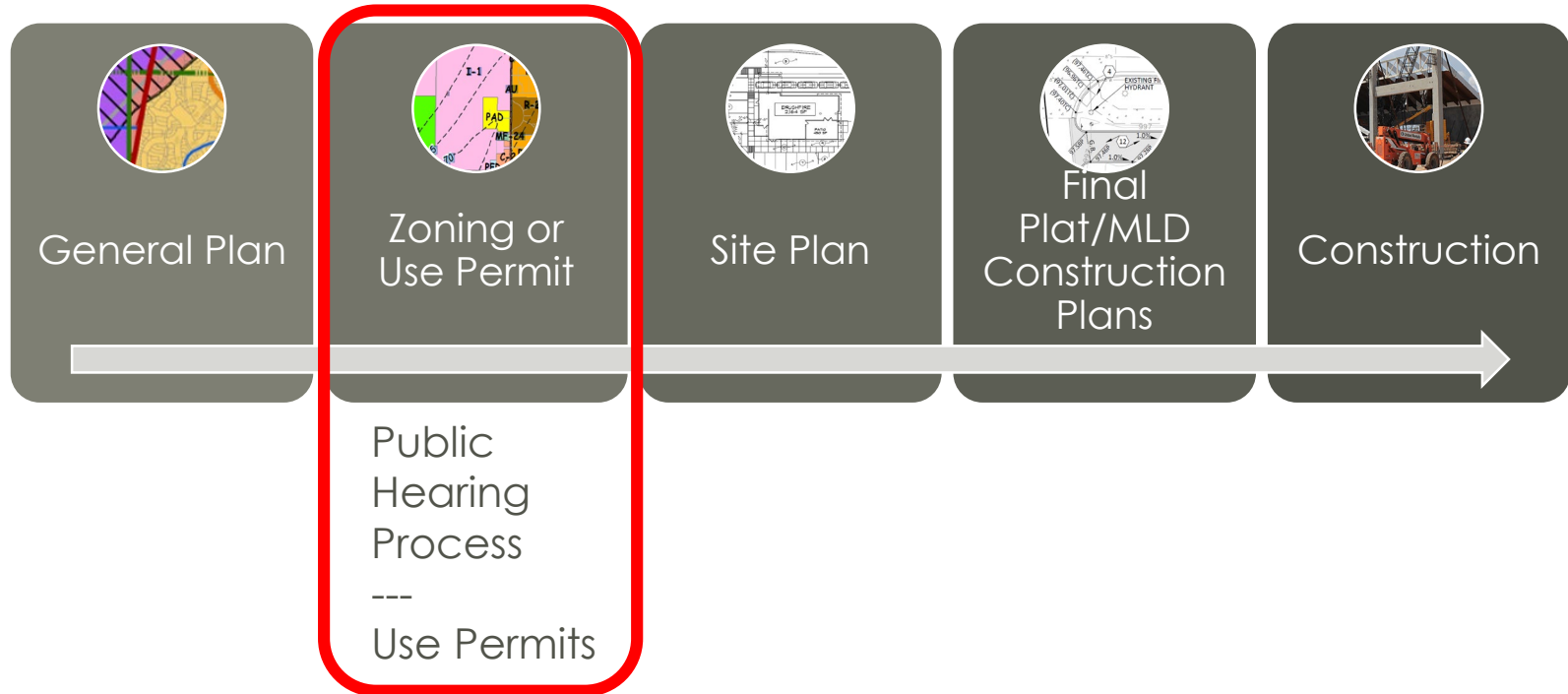
Public Hearings:

Would you like to stop holding a 2nd public hearing when there are no objections?

Use Permits



PROPOSED PROCESS IMPROVEMENT



Use Permits



Proposal:

Give use permit approval authority to Planning Commission

Impact:

- Reduce review time 2+ weeks
- Appeals would go to City Council



Use Permits



Commission Approval



Council Approval

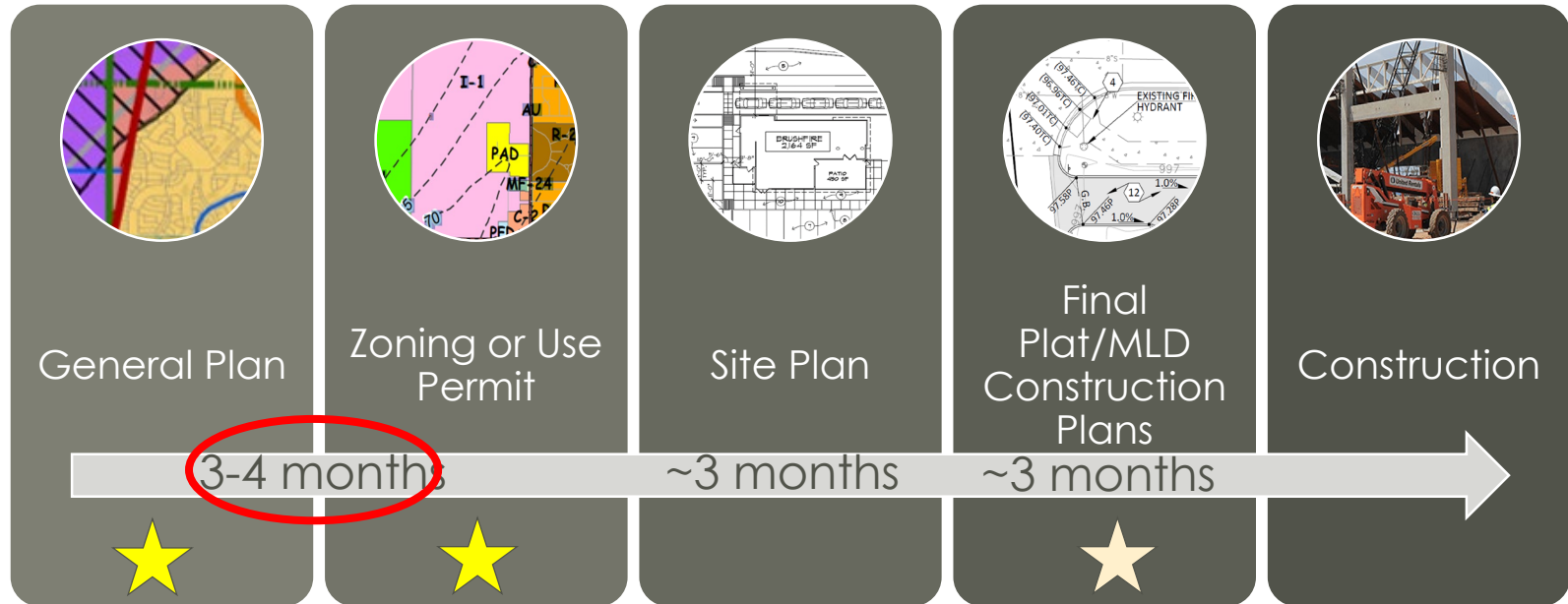


* Phoenix uses a hearing officer. Cases do not go to City Council

Use Permits



PROPOSED PROCESS IMPROVEMENTS



Reduce by 2 weeks

Use Permits:
Would you like to authorize Planning
Commission to approve use permits?



Design and Colors



- Discourage use of grays/bright whites and encourage variety of color
- Will not reject a project due to colors
- Design guidelines must be updated by Council to require/prohibit colors



Design and Colors:
Would you like to update the Design
Guidelines to require/prohibit
certain colors?

Thank You

