

Summary of Chapter 19.18 Changes Proposed by TXT-37402

Summary of Changes

Existing conditions / clarifications

- GP & Z proposals initiated by Planning and Development
- Application requirements for BLM parcels
- Resolutions are not used for zoning actions of Planning Commission
- A single zoning & GP designation per separate parcel or lot
- Pre-application required for SDR in addition to SUP
- Required review procedure added to code
- Applicants to pay public hearing processing fees

Substantive and / or processing changes

- New construction of commercial or industrial projects 5000 sf. or less do not require
- Residential additions meeting code requirement do not require major SDR
- Conversions of apartments to condos still require discretionary approval; from condos to apartments do not
- Allow minor amendment of approved SDR by increase of 10% or less in density, floor area or height
- Allow minor amendment of approved SDR to decrease density, floor area or height
- Variances on parking and existing construction and SUP's may be final action at Planning Commission, the same as SDR's currently
- SUP and SDR expiration all the same – two years unless otherwise specified in the approval
- Minor amendment to SUP allowing reduction or expansion of the use by less than 50%