

PLANNED DEVELOPMENT (PD) PROCEDURE

DEFINITION: *Planned Developments are intended to provide more incentives for development and redevelopment in areas of the community which are experiencing a lack of significant investment. Additionally, they are designed to forward both the aesthetic and economic development objectives of the City by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping and parking requirements. In exchange for flexibility, the PD shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments.*

- 1) Meet with City Planner
 - 2) Developer Submits 18 Copies of Information/Site Plan by Date Requested by City Planner to be put on the next Staff Agenda
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- 3) Initial Appearance w/Staff - Pre-Application Meeting (**Step 1 of the PD Process**)
 - 4) Concept Plan Submittal - 56 Copies to:
 - Architectural Commission (13)
 - **Step 2 of the PD Process** - Plan Commission (31)
 - **Step 2 of the PD Process** - Common Council (12)
 - 5) Appearance w/Staff - 18 Copies
 - 6) If Necessary, Additional Appearance(s) w/Staff - 18 Copies

STAFF REQUIRES A MINIMUM OF TEN (10) BUSINESS DAYS TO REVIEW EACH SUBMITTAL

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- 7) Sign-Off by Staff on "Staff Recommendation Form" on GDP Proposal
 - Developer Files Application/Fee*/Packet
 - 8) Public Hearing and Plan Commission Rezone Recommendation - 31 Copies
 - 9) Public Hearing and Common Council Action - 1st Reading
 - 10) Common Council Action - 2nd Reading

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- 11) Precise Implementation Plan (PIP) for Staff Review - 18 Copies
 - 12) Utility/Engineering Coordination Process - 8 Copies

Design of Construction Drawings / Plans / Final Plat To Include:

- Sanitary Sewer
- Watermain
- Grading
- Storm Water
- Electrical Prints
- Electric Utility

This Process could entail Multiple Meetings For Utility Design Comments - Revisions to be Sumbitted - Repeating Process Until Complete - 8 Copies @ Mtg

Staff Requires Ten (10) Business Days to Review Each Submittal

- 13) If Needed, Additional Appearance(s) w/Staff - 18 Copies

STAFF REQUIRES A MINIMUM OF TEN (10) BUSINESS DAYS TO REVIEW EACH SUBMITTAL

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- 14) Sign-Off by Staff on "Staff Recommendation Form" on PIP Proposal
 - 15) Architectural Commission Action - PIP (13 Copies)
 - 16) Plan Commission Recommendation - PIP (31 Copies)
 - 17) Common Council Action - PIP (12 Copies)

* See Appendix for Complete Fee Structure