
DEVELOPMENT APPLICATION REVIEW CRITERIA

7.5.502 (B): DEVELOPMENT PLAN REVIEW CRITERIA:

B. Development Plan Required: A development plan shall be required prior to the issuance of a building permit or the commencement of a new use for the following instances unless specifically exempted per subsection C of this section or waived by the Manager for:

1. All new construction;
2. When no development plan exists, additions to an existing building that cumulatively, as of September 12, 1995, increases the gross floor area of the building by fifty percent (50%) or greater;
3. When required by the City Planning Commission or City Council, as a condition of record for the establishment of or change of zone district;
4. The conversion of vacant land into a new use;
5. The conversion of an existing building's or property's land use type to another land use type (ex.: residential use to a commercial use, but not commercial use to another commercial use, etc.);
6. The total redevelopment (demolition and new construction) of an existing building or site.