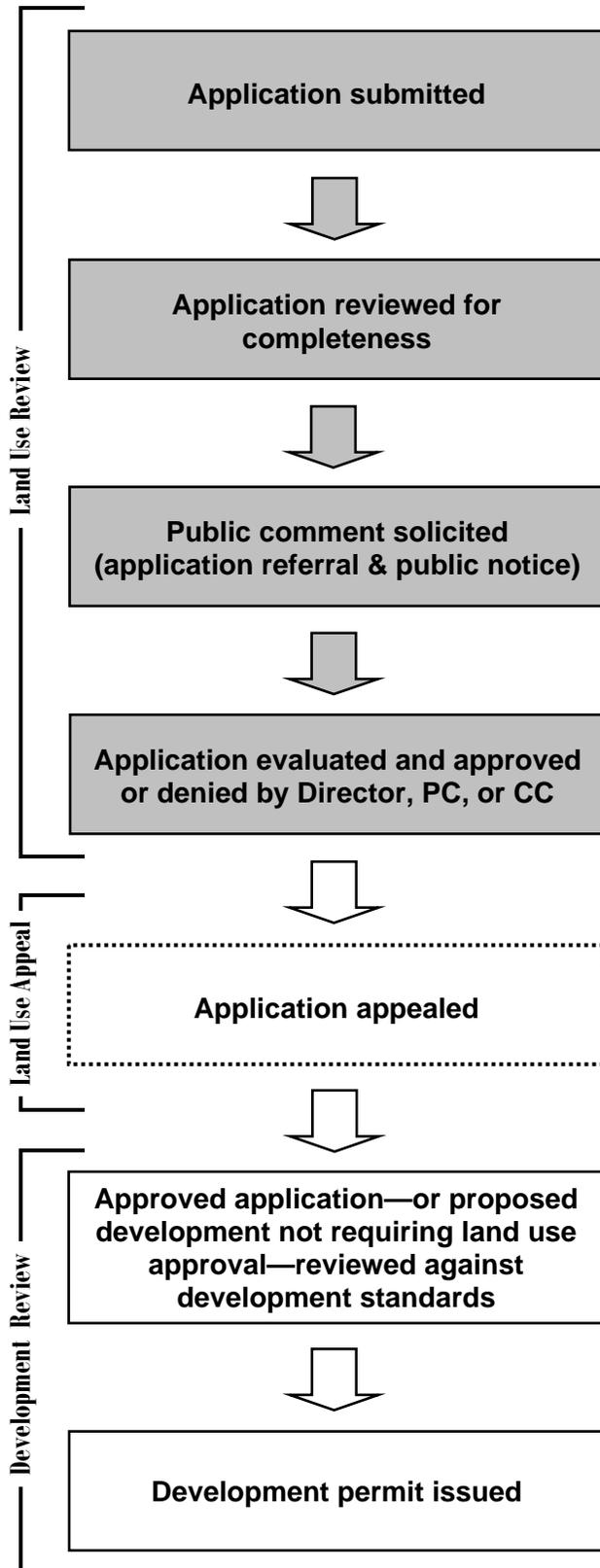


Land Use and Development Review Tune-Up Project Overview

Existing Review Process



The proposed regulations would change and improve the existing review process in the following ways:

- Lists all land use applications in one place
- Changes, adds, and deletes some types of land use applications to streamline and fill gaps in the review process
- Consolidates three applications for efficiency and fairness
- Requires preapplication conference prior to submission

- Makes completeness review consistent with State law
- Provides process for modifying complete application

- Codifies existing NDA referral process
- Eliminates newspaper notice as a *requirement*
- Streamlines Type II notice process
- Requires more and better site signage & Type IV notice
- Requires notice to PC & CC when code interpretation issued by Director

- Adds purpose statements to provide policy direction
- Improves approval criteria to allow for appropriate analysis and discretion consistent with level of review
- Imposes expiration date on all approved applications
- Allows some zone changes to be decided by PC
- Clarifies DLC, PC, and CC role in decision making process

- Limits CC appeals to de novo on the record review
- Does not allow for Type II elevation to PC but for on appeal
- Does not allow for Type I or II elevation to CC on appeal

- Adds new Development Review application to formalize existing practice and bridge the gap between the City's land use and development review functions

- Provides process whereby certain kinds of nonconforming uses may be discontinued by the City through amortization
- Provides for loss of conditional use status if use discontinued