

Planned Development - Final Submittal

Submittal Items

Please included the following:

- Land Use Application
- All materials required during Planning Commission initial review
- Small Project
 - Intake fee: \$225
 - Deposit: \$675
- Medium Project
 - Intake fee: \$360
 - Deposit: \$1,080
- Large Project
 - Intake fee: \$540
 - Deposit: \$1,620

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

The processing of an application for a planned development requires a three-step review. The planning commission shall conduct an open record public hearing and forward recommendations to the city council on a preliminary development plan, which is classified as a Type III-B application. The city council shall conduct a closed record public hearing and consider the recommendations of the planning commission before taking action on a preliminary development plan. The director shall conduct an administrative review of a final development plan, which is classified as a Type II application.

The applicant shall submit a final development plan for administrative approval within three years of the effective date of preliminary development plan approval. The director shall approve the final development plan after finding that the final development plan has been completed in accordance with the provisions of the preliminary development plan approval, that all required improvements have been completed or arrangements or contracts have been entered into to guarantee that the required improvements will be completed, and that the interests of the city are fully protected.

Project Size (please check):

- Small Project: less than 5 dwelling units or 10,000 square feet of commercial structure
- Medium Project: 5-20 dwelling units or 10,000 –30,000 square feet of commercial structure
- Large Project: greater than 5 dwelling units or greater than 30,000 square feet of commercial structure



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