

# Guide to Understanding the Current Development Projects List

## Project Type

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<b>Site Plan Advisory Review</b>	A review of public facilities mandated by State Statute Section 31-23-209. All public facilities are subject to a review process with the local jurisdiction, which takes into account the “location, character and extent of the improvements.” Site Plan Advisory Reviews are not based on compliance with the Land Use Code.
<b>Annexation &amp; Zoning</b>	The incorporation of a land area into city limits and the assignment of a zone classification.
<b>Final Plan</b>	The final plan is the site specific development plan which describes and establishes the type and intensity of use for a specific parcel or parcels of property. The final plan shall include the final subdivision plat (when required), and the development agreement and utility plans which shall require detailed engineering and design review and approval. Building permits may be issued by the Building and Zoning Director only pursuant to an approved final plan or other site specific development plan.
<b>Major Amendment</b>	An amendment to any approved development plan, as determined by Section 2.2.10 of the Land Use Code and the Director.
<b>Minor Amendment</b>	An amendment to any approved development plan, as determined by Section 2.2.10 of the Land Use Code and the Director.
<b>ODP</b>	<b>Overall Development Plan</b> The purpose of the overall development plan is to establish general planning and development control parameters for projects that will be developed in phases with multiple submittals, while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an overall development plan does not establish any vested right to develop property in accordance with the plan.

<b>PDP</b>	<b>Project Development Plan</b> The project development plan contains a general description of the uses of land, the layout of buildings, landscaping, circulation, and site lighting. It shall include a subdivision plat and architectural elevations if necessary. Approval of a project development plan does not establish any vested right to develop property in accordance with the plan.
<b>Replat</b>	A plat document that is created to reconfigure an existing subdivision plat in order to increase or decrease the number or layout of lots in a subdivision.
<b>Rezone</b>	An application to change the zone classification of an area.
<b>Subdivision Plat</b>	A plat document containing all the descriptions, locations, specifications, dedications, provisions, and information concerning land divided or to be divided.

## **Review Type**

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<b>Type 1</b>	<b>Administrative Review</b> A public hearing whose final decision making authority is an Administrative Hearing Officer (the Current Planning Director or other contracted individual).
<b>Type 2</b>	<b>Planning and Zoning Board Review</b> A public hearing whose final decision making authority is the Planning and Zoning Board.

## Project Status

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### **In Review**

The project application has been submitted. City staff is reviewing the application, and may be requiring revisions by the applicant.

### **PDP Approval Only**

#### **Project Development Plan Approval Only**

The project has been approved through a Type I or Type II approval process. Final plans have been submitted or are pending (final plans must be submitted within three years after Type I or Type II approval).

### **Waiting on Council Approval**

In some instances, decisions made by the Administrative Hearing Officer or the Planning and Zoning Board are appealed to City Council. City Council is the final decision making authority.

### **On Hold**

With approval from the Director, some projects may be placed on hold for a specified period of time.

### **On Appeal**

Appeals of any final decision of a decision maker could either be upheld, overturned or remanded back to the final decision maker.