

Major Development Application Approval Criteria

City Commission Workshop Meeting

May 17, 2017

Land Development Regulations

*Chapter 32 of the City Code
(all 1004 Sections of it)*

What is “Major” Development?

10 or more residential dwelling units

or

4,000 or more square feet of nonresidential gross floor area

What criteria is to be used to determine whether
a major development should be approved?

Adherence to *Standards*

&

Ability to Accommodate the *Impacts*

In Quasi-Judicial Proceedings

Following the Procedural Requirements,

*The Standards & Impacts
become the “facts of the case”
upon which the decision is made*

Standards

Standards are the checklist to be used when reviewing the proposed development.

Example: Section 32.787

“d. Circulation

4. Safe and efficient access to all areas of a proposed development shall be provided for emergency and service vehicles.”

Impacts

Impacts are what will happen as a result of the proposed development.

Example: Section 32.788

“c. Wastewater

1. A description of the amount of wastewater to be generated by the proposed development and how connections to municipal systems are to be accomplished.”

Standards

1. Access Control
2. Circulation
3. Parking
4. Structures
5. Open Space
6. Natural Environment
7. Community Services
8. Water
9. Wastewater
10. Solid waste
11. Drainage
12. Energy Conservation
13. Green Building

Impacts

1. Water & Sewer
2. Parks and Recreation Facilities
3. Police Services
4. Fire & Rescue Services
5. School Facilities
6. Solid Waste Collection & Disposal
7. Transportation

Development Review Process

- Public Works Department (Engineering, Sanitation, Utilities...)
 - Police Department (Traffic, Crime Prevention)
 - Fire Department
 - Building Division, Transportation Planner
 - Applicant and Applicant's Architects & Engineers
- Coordinated by the Planning and Zoning Division
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1. Staff Recommendation
2. Planning and Zoning Board Recommendation
3. Consideration by City Commission

Rezoning is Legislative

Example: Planned Development Overlay (PDO) is Rezoning

Review Criteria:

- a. Consistent with City's land use and development goals
- b. Quality appearance, design, landscaping, etc. including compatibility with the adjacent area
- c. Innovative design
- d. Promote the public interest, including the provision of open space
- e. Encourage use of mass transportation, pedestrian and bicycling modes of transportation.

Thank you