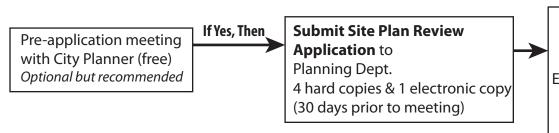


Site Plan Review - Process Flow Chart



Preliminary Review of Site Plan

Development Review Committee (includes Building, Planning, Fire, Engineering, MDOT, RCOC, United Water, and Water Resources Commission) reviews project

Planner provides summary for applicant (if applicant not present)

Planning Commission Review and Action with **Denied** Preliminary & Final Site Plan Review Fee Official Denial Letter sent to applicant and file closed

Site Plan Review required for:

Larger and more intense projects, -

- 1. All multi-family residential (more than 3 family), commercial, office, industrial and mixed-use
- 2. Major expansions (more than 15% increase in Floor Area Ratio (FAR) for multi-family and commercial),
- 3. Redevelopment that includes the demolition and construction of more than 50% of the existing building footprint.
- 4. All Special Exception Uses

Site plan review procedures and requirements are listed in Section 6.204 of the City's Zoning Ordinance

Fee Schedule (effective 1/1/2014):

Preliminary Site Plan Review:

Multiple Family Dwelling \$500 plus \$25 per additional acre or fraction thereof Non-residential Building \$500 plus \$25 per additional acre or fraction thereof

Final Site Plan Review

Multiple Family Dwelling \$990 plus \$100 per additional unit (max. fee for additional units \$10,000)

\$990 plus \$100 per additional 1,000 sq. ft. of building area (max. fee for additional units \$10,000) Non-residential Building

Planned Unit Development \$1,000

Preliminary Site Plan Review is typically only used for approval of large phased projects with future phases to be determined.

