

PROPOSED AMENDED CHAPTER 17.58**Chapter 17.58 – COMMERCIAL DEVELOPMENT PLAN AND DESIGN REVIEW****Sections:****17.58.010 - Purpose.****17.58.020 - Development plan required.****17.58.030 - Application.****17.58.040 - Determination.****17.58.050 - Modification.****17.58.010 - Purpose.**

In order to provide for controlled, orderly growth consistent with the city's general plan and established development standards, nonresidential development will be regulated by the commercial development plan and design review process described in this chapter.

17.58.020 – Development plan required.

No grading or building permit will be issued for any building or structure to be used for commercial or nonresidential purposes until a commercial development plan for the entire site has been approved.

17.58.030 - Application.

An application for a commercial development plan must be submitted and will be reviewed for completeness in accordance with the uniform procedures in Section 17.91.020 (Application Submittal and Review) of this title.

17.58.040 - Determination.

- A. The planning commission (or city council if there are other project related approvals or entitlements that require city council approval) may approve, approve with conditions, or deny the application for a commercial development plan.
- B. If any of the following findings cannot be made or the proposed plan would unreasonably interfere with the use and enjoyment of property in the vicinity or the protection of the public peace, health, safety and welfare, such plan may be denied or so conditioned to support the requisite findings or remove or lessen any objectionable aspects of the plan.
 - 1. The plan is consistent with the city's general plan.
 - 2. The plan complies with all applicable provisions, including all applicable development standards, of Title 17 (Zoning).
 - 3. The following aspects of the plan are designed to avoid or lessen adverse impacts on surrounding property:
 - (a) Buildings, structures and improvements (including height, massing, placement, setbacks, and size).

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- (b) The rights-of-way can accommodate autos, bicycles, pedestrians, and multi-modal transportation methods, including parking and access standards.
- (c) Public infrastructure (e.g., utilities) is sufficient to accommodate the new development.
- (d) Walls and fences.
- (e) Landscaping.
- (f) Lighting.
- (g) Signage.

17.58.050 - Modification.

- A. Minor revisions to a commercial development plan may be made after review and approval by the director. Minor revisions as used in this chapter may in no way violate the intent of any of the applicable city development standards or the conditions imposed on the plan.
- B. Revisions other than minor revisions, as defined in subsection (A) above, to an approved commercial development plan (including any alterations to parking areas, building exteriors, substantial grading or filling requiring a grading permit, construction of any new structures, or addition of floor area to any existing structures) will be treated as a new application and subject to approval by the approving body in the manner as the original development plan