

**50-37.11 Planning review.**

This Section applies to all development and redevelopment activities except for the construction, reconstruction or modification of one- and two-family residential structures that are located (a) on lots platted and zoned for residential development, and (b) outside of the R-C district and SP-O district.

**A. Applications.**

An application for a planning review shall be filed pursuant to Section 50-37.1.B;

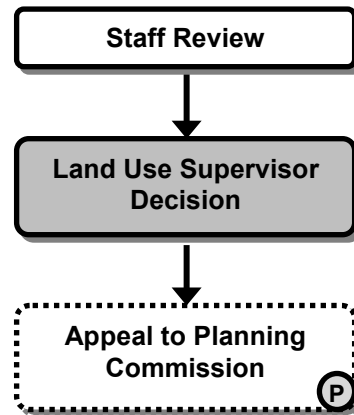
**B. Procedure.**

1. Building permit applications for certain types of development and redevelopment activities will trigger planning review for compliance with the standards of this Chapter. Except as stated in subsection 2 below, this planning review shall be conducted by the land use supervisor pursuant to the criteria in subsection C below;
2. For applications involving covered types of development and redevelopment activities in the MU-C, MU-I, MU-W and HE-O zone districts, the planning commission shall review the application, conduct a public hearing pursuant to Section 50-37.1.I, with public notice as required by Section 50-37.1.H, and make a decision to adopt, adopt with modifications or deny the application based on the criteria in subsection C below;
3. The land use supervisor or the planning commission may refer the application to any city, county or other public or quasi-public agency deemed necessary to confirm whether the criteria in subsection C have been met;

**C. Criteria.**

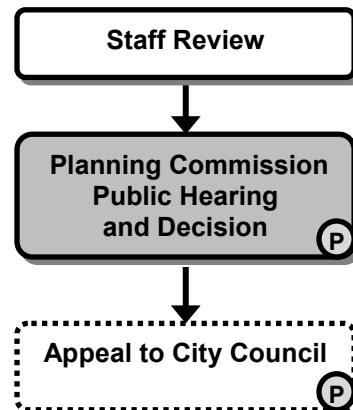
The land use supervisor or planning commission shall approve the planning review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 53 Ord. No. 10192, 12-17-2012, § 14.)

**Planning Review General**



(P) Indicates Public Hearing Required

**Planning Review in MU-C, MU-I, MU-W and HE-O**



(P) Indicates Public Hearing Required