

Chapter 18.780
SITE DEVELOPMENT REVIEWS

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18.780.010 Purpose

The purpose of this chapter is to provide an appropriate and efficient review process for ensuring compliance with the standards and provisions of this title that effectively coordinates the city's land use and development review functions. (Ord. 18-28 §1)

18.780.020 Applicability

- A. This chapter applies to the following types of development, except as provided in Subsections 18.780.020.B and C below:
 - 1. Apartments,
 - 2. Cottage clusters,
 - 3. Courtyard units,
 - 4. Mobile home parks,
 - 5. Quads,
 - 6. Rowhouses,
 - 7. Wireless communication facilities, and
 - 8. Nonresidential developments, including mixed-use developments.
- B. This chapter does not apply to development that is specifically exempted from site development review by another chapter of this title.
- C. This chapter does not apply to development that requires or proposes review through the conditional use or planned development review process. (Ord. 18-28 §1)

18.780.030 General Provisions

- A. Site development approval is required to develop a vacant site or to substantially redevelop an existing developed site. Substantial redevelopment is defined as a proposal that involves substantial changes to uses, structures, site improvements, operating characteristics, or original findings of fact.

- B. Site development approvals may be modified as allowed by Chapter 18.765, Modifications. (Ord. 18-28 §1)

18.780.040 Approval Process

A. Residential developments.

1. A site development review application is processed through a Type I procedure as provided in Section 18.710.050, using approval criteria in Subsection 18.780.050, when a transportation impact study is not required by Chapter 18.910, Improvement Standards.
2. A site development review application is processed through a Type II procedure as provided in Section 18.710.060, using approval criteria in Subsection 18.780.050, when a transportation impact study is required by Chapter 18.910, Improvement Standards.

- B. Wireless communication facilities and nonresidential developments. A site development review application is processed through a Type II procedure as provided in Section 18.710.060, using approval criteria in Subsection 18.780.050. (Ord. 18-28 §1)

18.780.050 Approval Criteria

The approval authority will approve or approve with conditions a site development review application when all of the criteria listed below are met. These criteria broadly reference all chapters in this title that contain standards that may apply to the development. The city will identify which standards are applicable through the land use review process and evaluate the proposed development accordingly.

- A. The proposed development complies with all applicable base zone standards;
- B. The proposed development complies with all applicable residential and nonresidential development standards;
- C. The proposed development complies with all applicable supplemental development standards, including but not limited to off-street parking and landscaping standards;
- D. The proposed development complies with all applicable special designation standards, including but not limited to sensitive lands protection;
- E. The proposed development complies with all applicable plan district standards and requirements; and
- F. The proposed development complies with all applicable street and utility standards and requirements. (Ord. 18-28 §1) ■