

Attachment D

Planning Tools Process Table

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Initiating and Processing Subarea Planning, Planned Areas and Master Plan Permits

Planning Tools	Who can use the tool?	How is this tool implemented?	When can the tool be used?	What process is used to review the plans or permit?
<p>Subarea Plan: provides detailed land use plans for defined geographic areas. Development regulations may be adopted as part of the subarea plan or after the adoption of a subarea plan. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities.</p>	<p>City</p>	<p>Council provides direction such as Council Goal setting; budgeting; approval of Planning Commission or Department Work Plan</p>	<p>Anytime</p>	<p>Legislative</p>
<p>Planned Area Land Use Designation: pertains to specific geographic areas that are unique based on natural, economic or historic attributes; subject to problems from transition in land uses; or contain essential public facilities. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities.</p>	<p>City or Property owner(s)</p>	<p>Staff or property owner(s) submit a site specific Comprehensive Plan Amendment (amends the Future Land Use map & the Zoning map) application to the City</p>	<p>Once a year in conjunction with the Annual Review of proposed amendments to the Comprehensive Plan (applications are accepted year round)</p>	<p>Legislative for City/Quasi Judicial for Property Owner(s)</p>

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Planning Tools	Who can use the tool?	How is this tool implemented?	When can the tool be used?	What process is used to review the plans or permit?
<p>Planned Area Zoning Designation: Planned Area zoning is meant to provide detailed land use regulations and development standards to implement the Planned Area Land Use designations.</p>	<p>City or Property owner(s)</p>	<p>Staff or property owner(s) submit a site specific Comprehensive Plan Amendment (amends the Future Land Use map & the Zoning map) application to the City</p>	<p>Once a year in conjunction with the Annual Review of proposed amendments to the Comprehensive Plan (applications are accepted year round)</p>	<p>Legislative for City/Quasi Judicial for Property Owner(s)</p>
<p>Master Plan Permit: A permit issued by the City that establishes site specific permitted uses and development standards for planned areas or essential public facilities. Master Plan Permits incorporate proposed new development, redevelopment and/or expansion of an existing development.</p>	<p>Property owners of parcels designated as Planned Areas in the Comprehensive Plan and on the Zoning Map</p>	<p>Applicable property Owner(s) submit a Master Plan Permit Application to the City for review</p>	<p>Anytime</p>	<p>Quasi Judicial</p>