

# REGIONAL CENTER APPROVAL



Petitioner Files Plans for Review

## Review Elements

- ADA Requirements
- Building Colors
- Building Context
- Building Heights
- Building Materials
- Building Setbacks
- Land Use
- Landscaping
- Loading Docks
- Off Street Parking
- Parking Circulation
- Pedestrian Ways
- Proposed Structures
- Screens/ Fences/ Walls
- Signs
- Site Layout
- Utilities/ Waste Disposal
- Vehicular Access



Case Assigned to Staff Person Trained in City Planning or Landscape Architecture for Review

## Staff May Consult

- Other Public Agencies
- The Petitioner
- Technical Experts

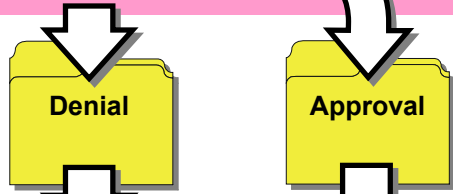


## Resources Staff Will Use

- Development History of the Area
- Neighborhood Plans
- Planning & Architectural References or Standards
- Regional Center Plan
- Sign Ordinance
- Zoning Ordinance

Annual Average - 113 Cases  
**Staff Review**

Regional Center approvals or denials may be appealed to the Metropolitan Development Commission within 10 days of the staff granting either approval or denial.

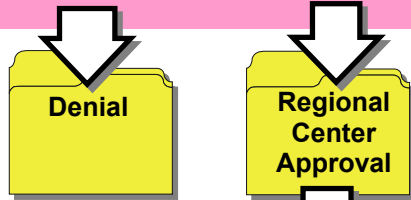


## Metropolitan Development Commission (MDC)

- The MDC will Hear Appeals at a Public Hearing.
- The MDC Solicits Comments from the Staff, Petitioner and the Public at the Hearing.

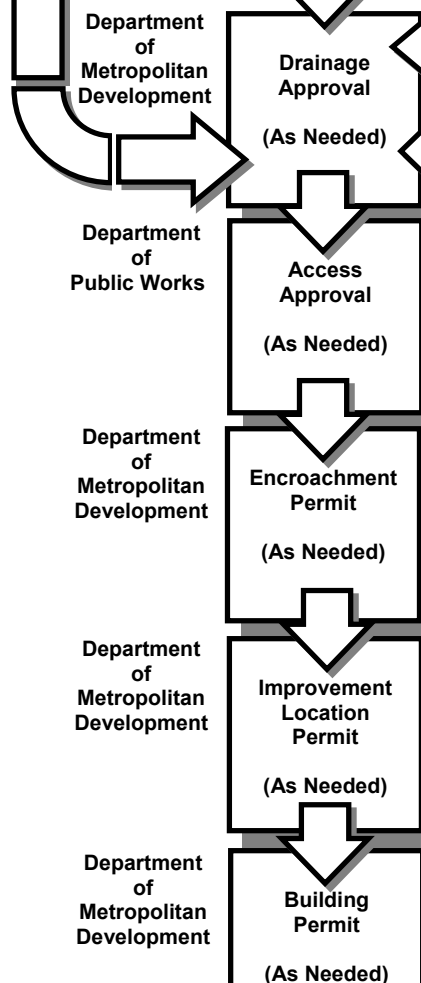


## Metropolitan Development Commission Review



## Regional Center Approval

- When required: For all new signs, structures, additions to structures or the establishment of a new use in the Regional Center Secondary Zoning District (see map) except for local historic districts Chatham Arch, Fayette Street, Fletcher Place, Lockerbie Square, Lockefield Gardens, Ransom Place, St. Joseph, and Wholesale District. Regional Center approval is administrative and usually doesn't require a public hearing.
- Responsible agencies: Division of Planning, Metropolitan Development Commission.
- Other permits for which this is a prerequisite: Encroachment Permit, Improvement Location Permit, Building Permit
- Who may apply: Owner or authorized agent.
- Required submittals: Petition, legal description, sign and/or building elevations, site and development plans.
- Fees: Single-family home and change in paint color-No cost. Other approvals-\$15-\$990.
- Common application errors: Lack of detail.
- Standards for granting: Conformity with the Regional Center plan.
- Time required for process: Depends on complexity of case and the completeness of the submission. A survey of recent cases showed an average of 12 business days to process cases. Staff review of some cases was completed on the day the case was filed.
- Contact information: Phone the Current Planning Section at 327-5155.



# REZONING

# VARIANCE

A case may need a rezoning or variance in addition to Regional Center Approval. This can be dealt with concurrently with the Regional Center review process.

- Needed when Existing Zoning does not Permit Proposed Use and Development.
- The Hearing Examiner will hear the Case at a Public Hearing.
- The Hearing Examiner will Hear Comments from the Staff, the Petitioner and the Public at the Public Hearing.
- Petitioner must file 35 days in advance of hearing.
- Fees-\$440 and up.
- Annual Average - 17 Cases in Regional Center

## Hearing Examiner Review

Recommendation

- Needed for Relief from Zoning Ordinance Use Restrictions or Development Standards.
- The Board of Zoning Appeals will hear the Case at a Public Hearing.
- The Board will Hear Comments from the Staff, the Petitioner and the Public at the Public Hearing.
- Petitioner must file 35 days in advance of hearing.
- Fees-\$150 and up.
- Annual Average - 25 Cases in Regional Center

## Board of Zoning Appeals Review

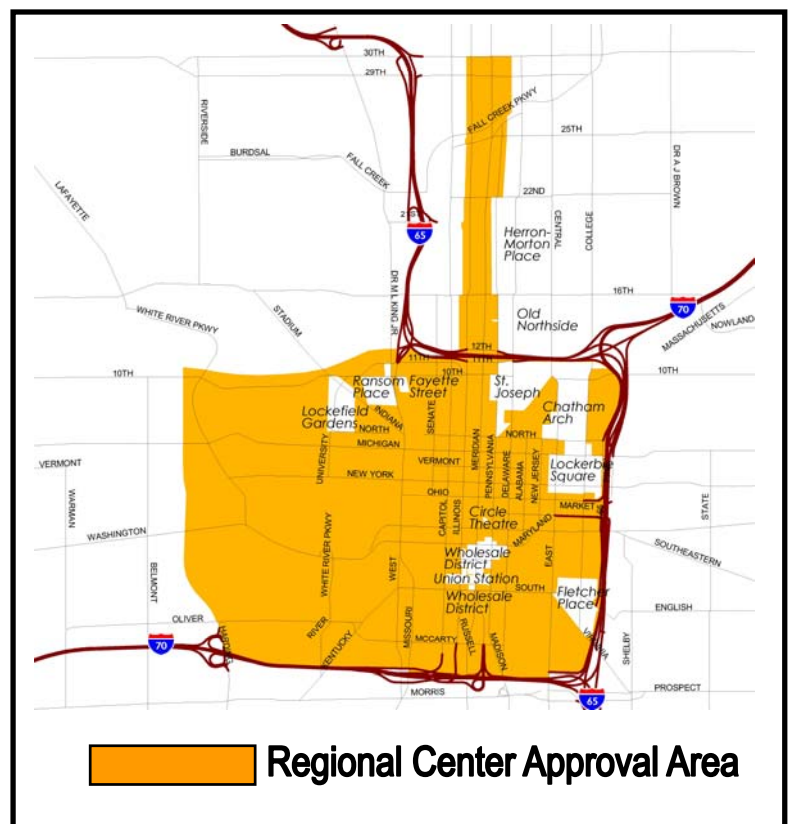
Approval

Denial

## City-County Council

Rezoning Approval

Rezoning Denial



Regional Center Approval Area