



**PLANNING COMMISSION WORKSHOP AGENDA
CITY HALL PLANNING DIVISION CONFERENCE ROOM
250 NORTH 5TH STREET**

THURSDAY, OCTOBER 23, 2014, 12:00 PM

- 1. Review Code Committee Findings - Key Issues
(20 minutes)**

- 2. Review Development Review Time Lines**
 - a. Residential Subdivisions**
 - b. Commercial Site Plans****(20 minutes)**

- 3. Exterior Lighting Update**
 - a. Proposal for Canopy Lighting**
 - b. General Lighting Study for all exterior lighting
(20minutes)**

- 4. *General Discussion***
 - a. Planning Commissioner Comments (prior to vote)***
 - b. Planning Commission Packets (Webpage vs. Flir)
(If time permits).***

16 October 2014

Dear Planning Commission,

We met with the Code Committee on September 23rd and asked them to give us their top issues/concerns with the Zoning and Development Code and/or development process and why. Below you will find a list of their top six issues and background on these issues. A representative from the Committee will be at your October 23rd workshop as spokesperson to discuss and answer questions.

Thanks for all you do. See you on the 23rd.

Key Issues seen by the Code Committee Members

Key Issue 1 Outside Review Agencies

The Committee members present agreed there were probably a few things in the Code that needed tweaking but overall it was the special districts, specifically Orchard Mesa Sanitation and their own review process and OM Sanitation's fees that did not fit with the City's review. Also, Grand Valley Drainage District (GVDD) is difficult to work with. Developers are feeling like they are being held hostage. A bigger solution is needed.

The Committee mentioned they were sympathetic towards GVDD and that maybe it was time for the City to step in and take over. They discussed that maybe they should be allowed to tax or combine with the 5-2-1. Currently the developer feels they have to pay the ransom to get their project approved to move on.

Something the City needs to look into is the classification of historic ditches. A NEPA process now must be provided in order to pipe some ditches because they are classified as "cultural resources". These are Federal delays and they didn't know how the City could step in and help with that.

Key Issue 2 Neighborhood Meetings

The discussion turned to neighborhood meetings. The committee generally finds these meetings unproductive. They feel they are not necessary for commercial projects where the project meets the Comprehensive Plan, the zoning and the Code. Neighborhood meetings build expectations on a project. Those expectations may never happen. The El Poso Neighborhood versus the Federal office building project (old Gene Taylors site) was an example of previous unbinding promises broken. The previous owner had passed away and the new owners were not legally liable to a verbal statement that was made by the previous owner.

Annexation should not require a neighborhood meeting as it is not up for discussion due to the Persigo Agreement. Zoning, as long as it meets the Comprehensive Plan should not be up for discussion; except there have been instances where one zoning designation was more desirable over another that both met the Comprehensive Plan. The neighborhood should have a voice in that. It helps to have a site plan for discussion in these meetings but if the project changes and promises are made that don't come to fruition then the neighborhood is upset and can delay a project substantially.

Traffic is usually the number one topic at a neighborhood meeting. The committee said they invest time into their site plan and then the public complains. We are a very “use by right” community. To open these plans up for public comment when a project meets the Comprehensive Plan, the zoning, and the Code, is a big waste of time. The public has the ability to show up at the Public Hearing and voice their concerns.

A Committee Member said he liked having neighborhood meetings for residential subdivisions as it does let the neighborhood know what is coming. As for zoning, there may be such a wide range of possibilities that it may or may not be wise to have one. It depends on the site.

The group agreed that neighborhood meetings are useful and are probably needed for Comprehensive Plans and amendments to the Comprehensive Plan. Also residential subdivisions may benefit, but not commercial subdivisions.

Staff mentioned that the Planning Commission was not happy about the thought of neighborhood meetings going away. There was some discussion about the mailed notices and that the public does have a chance to comment at the public hearing or through the use of the cards that are mailed.

Key Issue 3 Timing of Required Forms

A Committee member brought up the timing of forms as a hindrance. His examples were the Industrial Pre-Treatment (IPT) form and the Stormwater Management Plan. To submit a complete application for review on a commercial project you need to have the IPT form complete with a floor plan showing all the drains. Many times the architectural plans are not complete and the owner has not decided on the exact floor plan that they will use. Stormwater Management Plans have to be completed to record the final plat, yet it may be two years before the project truly gets underway. The committee agreed that maybe these items could be submitted after the approval, requiring that a “notice to proceed” or something along those lines happen just before or after the Pre-construction meeting has been conducted.

Do we still send items to Colorado Geological Society? It is a requirement of State Statutes, therefore it is not a requirement that we can forgo. The usefulness of it was questioned. The group discussed how it is dependent on the size of the property and we had not used them for some time now because of the acreage threshold.

Key Issue 4 Fees

Fees and when they are due is another hurdle. There is a considerable amount of money that is due prior to the plat being recorded. Maybe it is possible to put some of these fees off until building permit. This facilitated a good discussion about open space acquisition fees and parks fees. The 10% Open Space Acquisition fee requires an MAI appraisal. The appraisal is only valid for six months, which is an added expense to the project. An idea came about that perhaps a set fee, based on a “per lot” basis could be achieved for the Open Space Acquisition fee. To determine what that fee might be, it was suggested to take a year of income obtained from acquisition fees, divide it by the number of lots platted that year and come up with a flat fee. The cost of that fee, added to the current \$225 per lot for the City Parks fee could be paid at the time a planning

clearance is obtained. This would save the developer the cost of an MIA appraisal and it would be fair across the board as to the valuation of the property as it changes from one area of the City to another. This would be a predictable amount for the developer.

The committee felt that undergrounding utilities fees is a great deal, so no change to that is needed.

Key Issue 5 Landscaping Plans

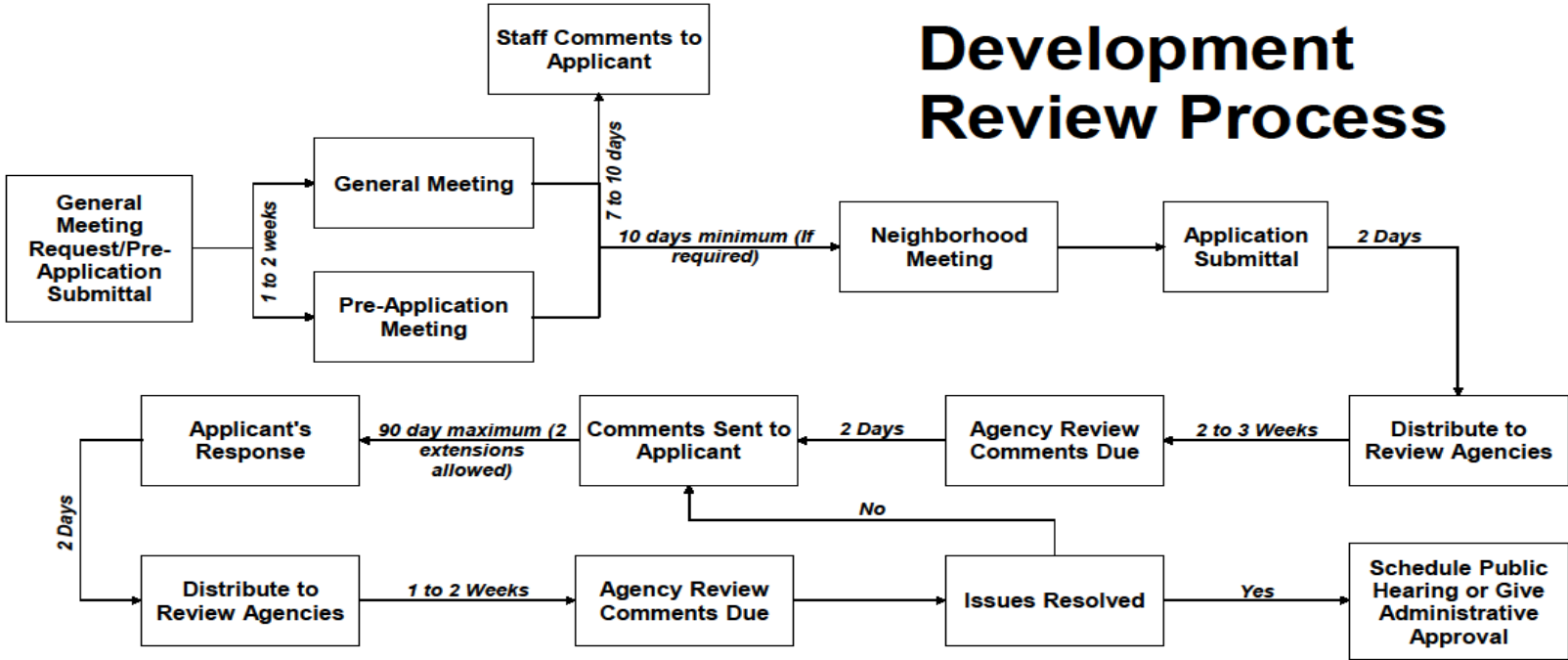
There is a need to strengthen the flexibility of the landscaping section of the Code. Submitting a final landscaping plan at the time an application is submitted for review creates additional cost and timing issues. The Committee stated that things change in the field or the building changes and then the landscaping plan has to change also. They suggested providing what Ted calls in his office as a “texture plan” which would show the hard surface areas and areas for planting instead. They could provide the quantities required. They would rather provide a final plan once the construction drawings are final. Committee Members mentioned that as CM/GC plans are more the norm, that landscaping plans need to be at the end of the process. This should work for the City since the City requires a letter from the architect certifying that the plan is in compliance after installation, prior to a Certificate of Occupancy being issued. This may even be part of the “notice to proceed” review, should we opt for an idea like that.

Discussion about landscaping and the 75% coverage requirement occurred. It is sometimes too much plant material and trees when you have more than one right-of-way to deal with, and if it is a car dealership they want as little out front as possible. Maybe street furniture could count towards landscaping, just as art can. Staff mentioned that there had been some discussion on creating another internal review team such as the TEDS Committee to review such things as reduced landscaping requirements or other items in the Code that could be varied administratively. The group was in favor of that.

Key Issue 6 Leech Creek

Leach Creek was the next topic. The committee stated that dealing with FEMA, the 24 Road Design Standards and getting the developer on board with giving up a good portion of his developable land was not a good process. What we are seeing is a patchwork of path and creek construction and in some cases many years apart. Changes in lighting fixtures and other materials due to previous materials not being available anymore, having to work with federal government each time a section is designed and with different players, etc. is not ideal. It was suggested that a GOCO grant be obtained and design and construct it in sections rather than piecemeal as it is now. This should result in a more uniform and complete trail system. The committee thought this should be a community project, and not the sole responsibility of the developer. In one case a developer needs to construct a 350 foot section along G Road, and it will be hard to design and construct when the properties on either side are not developing at the same time.

Development Review Process



Applications Requiring Public Hearings and Neighborhood Meetings

- Annexation/Zoning Rezone
- Preliminary Subdivision Plan
- Outline Development Plan
- Vacation Plat, Easement and ROW
- Institutional & Civic Facility Master Plan
- Revocable Permit
- Comprehensive Plan Amendment

Applications that are Approved Administratively

- Site Plan
- Subdivision
- Final Development Plan
- Revocable Permit - Landscaping

| Plan Cases Submitted and Approved in 2014 | | |
|---|-------------------------|----------------------|
| Plan Type | Average Days to Process | Number of Plan Cases |
| Annexation | 76 | 1 |
| Conditional Use Permit | 80 | 2 |
| Condominium Plat | 82 | 2 |
| Planned Development | 185 | 1 |
| Rezone | 74 | 3 |
| Site Plan - Major | 46 | 18 |
| Site Plan - Minor | 25 | 16 |
| Subdivision | 7 | 1 |
| Subdivision - Simple | 56 | 17 |
| All Plan Cases | 49 | 61 |

| ID | Task Name | Start | Finish | Duration | Timeline (Nov 2013 - Aug 2014) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|--|------------|------------|----------|--|-------|------|------|-------|-------|-------|-----|------|------|------|-----|-----|------|------|-----|-----|------|------|------|-----|------|------|------|-----|------|------|------|-----|-----|------|------|------|
| | | | | | 11/27 | 11/24 | 12/1 | 12/8 | 12/15 | 12/22 | 12/29 | 1/5 | 1/12 | 1/19 | 1/26 | 2/2 | 2/9 | 2/16 | 2/23 | 3/2 | 3/9 | 3/16 | 3/23 | 3/30 | 4/6 | 4/13 | 4/20 | 4/27 | 5/4 | 5/11 | 5/18 | 5/25 | 6/1 | 6/8 | 6/15 | 6/22 | 6/29 |
| 1 | Total Time | 11/26/2013 | 8/6/2014 | 254d | [Gantt bar spanning from 11/26/2013 to 8/6/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Pre-Application Meeting | 11/26/2013 | 12/12/2013 | 17d | [Gantt bar from 11/26/2013 to 12/12/2013] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Submit Request for Meeting | 11/26/2013 | 11/26/2013 | 1d | [Vertical bar at 11/26/2013] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Agency Review | 11/27/2013 | 12/10/2013 | 14d | [Gantt bar from 11/27/2013 to 12/10/2013] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Pre-Application Meeting | 12/12/2013 | 12/12/2013 | 1d | [Vertical bar at 12/12/2013] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Pre-Application Meeting Notes to Applicant | 12/12/2013 | 12/12/2013 | 1d | [Vertical bar at 12/12/2013] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Application Preparation* | 12/13/2013 | 3/18/2014 | 137d | [Gantt bar from 12/13/2013 to 3/18/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Development Review | 5/19/2014 | 8/6/2014 | 80d | [Gantt bar from 5/19/2014 to 8/6/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Application Submittal | 3/19/2014 | 3/19/2014 | 1d | [Vertical bar at 3/19/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Submittal Review | 3/20/2014 | 3/27/2014 | 8d | [Gantt bar from 3/20/2014 to 3/27/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Agency Review | 3/28/2014 | 6/14/2014 | 18d | [Gantt bar from 3/28/2014 to 6/14/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Compile Comments | 6/15/2014 | 6/15/2014 | 1d | [Vertical bar at 6/15/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Applicant Review (Round 1) | 6/16/2014 | 6/30/2014 | 15d | [Gantt bar from 6/16/2014 to 6/30/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Agency Review | 7/1/2014 | 7/8/2014 | 8d | [Gantt bar from 7/1/2014 to 7/8/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Compile Comments | 7/9/2014 | 7/9/2014 | 1d | [Vertical bar at 7/9/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Applicant Review (Round 2) | 7/10/2014 | 7/17/2014 | 8d | [Gantt bar from 7/10/2014 to 7/17/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | Compile Comments | 7/18/2014 | 7/18/2014 | 1d | [Vertical bar at 7/18/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | Agency Review | 7/19/2014 | 7/19/2014 | 1d | [Vertical bar at 7/19/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Compile Comments | 7/20/2014 | 7/20/2014 | 1d | [Vertical bar at 7/20/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Applicant Review (Round 3) | 7/21/2014 | 7/28/2014 | 8d | [Gantt bar from 7/21/2014 to 7/28/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | Final Review | 7/29/2014 | 8/5/2014 | 8d | [Gantt bar from 7/29/2014 to 8/5/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | Decision | 8/6/2014 | 8/6/2014 | 1d | [Vertical bar at 8/6/2014] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*This is time spent by the Applicant/Representative generating site plans, reports and studies (i.e. drainage, traffic impact, geotech, etc.), surveying, financing, engineering and other documents, reports and plans required as part of the submittal.

October 16, 2014 Subdivision

| ID | Task Name | Start | Finish | Duration | Nov 2012 | | Dec 2012 | | Jan 2013 | | | Feb 2013 | | | Mar 2013 | | | Apr 2013 | | | May 2013 | | | Jun 2013 | | | Jul 2013 | | | Aug 2013 | | | Sep 2013 | | | Oct 2013 | | | Nov 2013 | | | Dec 2013 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----|--------------------------------------|------------|------------|----------|-------------|-------|----------|-------|----------|-------|-------|----------|-------|-------|----------|-------|-------|----------|-------|-------|----------|-------|-------|----------|-------|-------|----------|-------|-------|----------|-------|-------|----------|------|------|----------|------|------|----------|------|------|----------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | | | | | 11/06 | 11/08 | 11/10 | 11/12 | 11/14 | 11/16 | 11/18 | 11/20 | 11/22 | 11/24 | 11/26 | 11/28 | 11/30 | 12/02 | 12/04 | 12/06 | 12/08 | 12/10 | 12/12 | 12/14 | 12/16 | 12/18 | 12/20 | 12/22 | 12/24 | 12/26 | 12/28 | 12/30 | 1/01 | 1/03 | 1/05 | 1/07 | 1/09 | 1/11 | 1/13 | 1/15 | 1/17 | 1/19 | 1/21 | 1/23 | 1/25 | 1/27 | 1/29 | 1/31 | 2/02 | 2/04 | 2/06 | 2/08 | 2/10 | 2/12 | 2/14 | 2/16 | 2/18 | 2/20 | 2/22 | 2/24 | 2/26 | 2/28 | 3/01 | 3/03 | 3/05 | 3/07 | 3/09 | 3/11 | 3/13 | 3/15 | 3/17 | 3/19 | 3/21 | 3/23 | 3/25 | 3/27 | 3/29 | 3/31 | 4/02 | 4/04 | 4/06 | 4/08 | 4/10 | 4/12 | 4/14 | 4/16 | 4/18 | 4/20 | 4/22 | 4/24 | 4/26 | 4/28 | 4/30 | 5/02 | 5/04 | 5/06 | 5/08 | 5/10 | 5/12 | 5/14 | 5/16 | 5/18 | 5/20 | 5/22 | 5/24 | 5/26 | 5/28 | 5/30 | 6/01 | 6/03 | 6/05 | 6/07 | 6/09 | 6/11 | 6/13 | 6/15 | 6/17 | 6/19 | 6/21 | 6/23 | 6/25 | 6/27 | 6/29 | 7/01 | 7/03 | 7/05 | 7/07 | 7/09 | 7/11 | 7/13 | 7/15 | 7/17 | 7/19 | 7/21 | 7/23 | 7/25 | 7/27 | 7/29 | 7/31 | 8/02 | 8/04 | 8/06 | 8/08 | 8/10 | 8/12 | 8/14 | 8/16 | 8/18 | 8/20 | 8/22 | 8/24 | 8/26 | 8/28 | 8/30 | 9/01 | 9/03 | 9/05 | 9/07 | 9/09 | 9/11 | 9/13 | 9/15 | 9/17 | 9/19 | 9/21 | 9/23 | 9/25 | 9/27 | 9/29 | 10/01 | 10/03 | 10/05 | 10/07 | 10/09 | 10/11 | 10/13 | 10/15 | 10/17 | 10/19 | 10/21 | 10/23 | 10/25 | 10/27 | 10/29 | 10/31 | 11/02 | 11/04 | 11/06 | 11/08 | 11/10 | 11/12 | 11/14 | 11/16 | 11/18 | 11/20 | 11/22 | 11/24 | 11/26 | 11/28 | 11/30 | 12/02 | 12/04 | 12/06 | 12/08 | 12/10 | 12/12 | 12/14 | 12/16 | 12/18 | 12/20 |
| 1 | Total Time | 11/26/2012 | 12/21/2013 | 391d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | General Meeting | 11/26/2012 | 12/15/2012 | 20d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Submit Request for Meeting | 11/26/2012 | 11/26/2012 | 1d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Schedule General Meeting | 11/27/2012 | 12/7/2012 | 11d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | General Meeting | 12/8/2012 | 12/8/2012 | 1d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | General Meeting Notes to Applicant | 12/9/2012 | 12/19/2012 | 7d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Application Preparation* | 12/16/2012 | 4/21/2013 | 127d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Neighborhood Meeting (10-day notice) | 4/22/2013 | 5/6/2013 | 15d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Application Preparation* | 5/7/2013 | 7/19/2013 | 74d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Development Review | 7/19/2013 | 12/21/2013 | 156d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Application Submittal | 7/19/2013 | 7/26/2013 | 8d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Agency Review | 7/27/2013 | 8/16/2013 | 21d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Compile Comments | 8/17/2013 | 8/22/2013 | 6d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Applicant Review (Round 1) | 8/23/2013 | 10/9/2013 | 44d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Agency Review | 10/6/2013 | 10/19/2013 | 14d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Compile Comments | 10/20/2013 | 10/21/2013 | 2d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | Applicant Review (Round 2) | 10/22/2013 | 11/8/2013 | 18d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | Compile Comments | 11/9/2013 | 11/11/2013 | 3d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Agency Review | 11/12/2013 | 11/26/2013 | 15d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Compile Comments | 11/27/2013 | 12/1/2013 | 5d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21 | Applicant Review (Round 3) | 12/2/2013 | 12/9/2013 | 8d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | Final Review | 12/10/2013 | 12/20/2013 | 11d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23 | Decision | 12/21/2013 | 12/21/2013 | 1d | [Gantt bar] | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*This is time spent by the Applicant/Representative generating site plans, reports and studies (i.e. drainage, traffic impact, geotech, etc.), surveying, financing, engineering and other documents, reports and plans required as part of the submittal.