

CHAPTER 20 – PLANNING AND DEVELOPMENT

Sec. 20-70. Design review; principles and guidelines.

(a) The city manager or his designee shall promulgate a design review manual containing the principles and guidelines used for the implementing of design review within the city. Copies of the manual shall be available for public inspection in the office of the city attorney and the city clerk and community development departments.

(b) The design review process shall consist of requirements and considerations:

(1) Requirements: are mandatory standards contained in the city's comprehensive plan, city code, zoning ordinance, public works guidelines and design review manual. Requirements are not permissive and must be satisfied by any plan prior to design review approval. If a requirement cannot be satisfied or the applicant objects to a final staff decision rejecting or modifying the application, the final staff decision may be appealed to the Design Review Appeals Board pursuant to this chapter.

(2) Considerations: are guidelines listed in the adopted design review manual that an applicant shall consider in preparing a submittal. The inclusion or recognition of such considerations may result in the application receiving a higher overall score in the approval process.

(Ord. No. 97-99, 9/16/97, enacted)

(Ord. No. 08-27, 08/26/08, Amended Design Review Manual as Design Principles and Guidelines, August 2008) SUPP 2008-03