

# CONCEPTUAL DEVELOPMENT REVIEW



CLOSING DATES FOR FILING at Planning and Zoning Counter before 3 P.M.	COMMENTS AVAILABLE Tuesday by 4 P.M.
12/24/2018	1/22/19
1/8/2019	2/5/19
1/22/2019	2/19/19
2/5/2019	3/5/19
2/19/2019	3/19/19
3/5/2019	4/2/19
3/19/2019	4/16/19
4/2/2019	4/30/19
4/16/2019	5/14/19
4/30/2019	5/28/19
5/14/2019	6/11/19
5/28/2019	6/25/19
6/11/2019	7/9/19
6/25/2019	7/23/19
7/9/2019	8/6/19
7/23/2019	8/20/19
8/6/2019	9/3/19
8/20/2019	9/17/19
9/3/2019	10/1/19
9/17/2019	10/15/19
10/1/2019	10/29/19
10/15/2019	11/12/19
10/29/2019	11/26/19
11/12/2019	12/10/19
11/26/2019	12/24/19
12/10/2019	1/7/20
12/24/2019	1/21/20

## 2019 FILING & PUBLIC HEARING SCHEDULE

Applications that require hearings before the Planning Commission must go through a two part process including an Application Phase and a Public Hearing Phase as described below.

**Application Phase** (mandatory for all cases, 29 days for review)

- City staff reviews the application and provides comments including a staff recommendation and conditions of approval.
- Application is reviewed for completeness for continuation to the Public Hearing Phase.

**Public Hearing Phase** (41 days from deadline to hearing)

- Minimum time to complete public noticing and prepare staff report. Little to no project changes are anticipated.

There is a period of time between the end of the Application Phase and the beginning of the Public Hearing Phase for applicants to work out project issues. The application must be deemed complete by the hearing deadline for the Public Hearing Phase in order for staff to assign a public hearing date.

The Conceptual Development Review process is available for applicants who do not want to submit a formal application or who would like to obtain feedback on conceptual plans. The duration of this process is 29 days and the projects receive the same type of review as the Application Phase described above.

Appeal Period For Planning Commission Items — 10 days from date of meeting

# PLANNING COMMISSION SCHEDULE

## PART 1 – APPLICATION PHASE

CLOSING DATES FOR FILING at Planning & Zoning Counter before 3 P.M.	COMMENTS DUE TO APPLICANT BY 4 P.M.
12/24/2018	1/22/19
1/8/2019	2/5/19
1/22/2019	2/19/19
2/5/2019	3/5/19
2/19/2019	3/19/19
3/5/2019	4/2/19
3/19/2019	4/16/19
4/2/2019	4/30/19
4/16/2019	5/14/19
4/30/2019	5/28/19
5/14/2019	6/11/19
5/28/2019	6/25/19
6/11/2019	7/9/19
6/25/2019	7/23/19
7/9/2019	8/6/19
7/23/2019	8/20/19
8/6/2019	9/3/19
8/20/2019	9/17/19
9/3/2019	10/1/19
9/17/2019	10/15/19
10/1/2019	10/29/19
10/15/2019	11/12/19
10/29/2019	11/26/19
11/12/2019	12/10/19
11/26/2019	12/24/19
12/10/2019	1/7/20
12/24/2019	1/21/20

## PART 2 – PUBLIC HEARING PHASE

HEARING DEADLINES at Planning & Zoning Counter before 3 P.M.	PLANNING COMMISSION HEARINGS Monday, 5 P.M. Council Chamber
11/27/18	January 7
12/11/18	January 23 (Wed)
12/24/18 (Mon)	February 4
1/8/19	February 20 (Wed)
1/22/19	March 4
2/5/19	March 18
2/19/19	April 1
3/5/19	April 15
3/19/19	April 29
4/2/19	May 13
4/16/19	May 29 (Wed)
4/30/19	June 10
5/14/19	June 24
5/28/19	July 8
6/11/19	July 22
6/25/19	August 5
7/9/19	August 19
7/23/19	September 4 (Wed)
8/6/19	September 16
8/20/19	September 30
9/3/19	October 14
9/17/19	October 28
10/1/19	November 13 (Wed)
10/15/19	November 25
10/29/19	December 9
11/12/19	December 23 (Cancelled)

NOTE: Your meeting or public hearing date is determined by the submittal of a **COMPLETE** application package by the hearing deadline. All applications must go through the Part 1 Application Phase.