

CONCEPTUAL DEVELOPMENT REVIEW

CLOSING DATES FOR FILING at Planning and Zoning Counter before 3 P.M.	COMMENTS AVAILABLE Tuesday by 4 P.M.
12/24/2019	1/21/2020
1/7/2020	2/4/2020
1/21/2020	2/18/2020
2/4/2020	3/3/2020
2/18/2020	3/17/2020
3/3/2020	3/31/2020
3/17/2020	4/14/2020
3/31/2020	4/28/2020
4/14/2020	5/12/2020
4/28/2020	5/26/2020
5/12/2020	6/9/2020
5/26/2020	6/23/2020
6/9/2020	7/7/2020
6/23/2020	7/21/2020
7/7/2020	8/4/2020
7/21/2020	8/18/2020
8/4/2020	9/1/2020
8/18/2020	9/15/2020
9/1/2020	9/29/2020
9/15/2020	10/13/2020
9/29/2020	10/27/2020
10/13/2020	11/10/2020
10/27/2020	11/24/2020
11/10/2020	12/8/2020
11/24/2020	12/22/2020
12/8/2020	1/5/2021
12/22/2020	1/19/2021



2020 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.
12/24/2019	1/21/2020
1/7/2020	2/4/2020
1/21/2020	2/18/2020
2/4/2020	3/3/2020
2/18/2020	3/17/2020
3/3/2020	3/31/2020
3/17/2020	4/14/2020
3/31/2020	4/28/2020
4/14/2020	5/12/2020
4/28/2020	5/26/2020
5/12/2020	6/9/2020
5/26/2020	6/23/2020
6/9/2020	7/7/2020
6/23/2020	7/21/2020
7/7/2020	8/4/2020
7/21/2020	8/18/2020
8/4/2020	9/1/2020
8/18/2020	9/15/2020
9/1/2020	9/29/2020
9/15/2020	10/13/2020
9/29/2020	10/27/2020
10/13/2020	11/10/2020
10/27/2020	11/24/2020
11/10/2020	12/8/2020
11/24/2020	12/22/2020
12/8/2020	1/5/2021
12/22/2020	1/19/2021

PART 2 – PUBLIC HEARING PHASE

HEARING DEADLINES at Planning & Zoning Counter before 3 P.M.	PLANNING COMMISSION HEARINGS Monday, 5 P.M. Council Chamber
11/26/2019	January 6
12/10/2019	January 22 (Wed)
12/24/2019	February 3
1/7/2020	February 19 (Wed)
1/21/2020	March 2
2/4/2020	March 16
2/18/2020	March 30
3/3/2020	April 13
3/17/2020	April 27
3/31/2020	May 11
4/14/2020	May 27 (Wed)
4/28/2020	June 8
5/12/2020	June 22
5/26/2020	July 6
6/9/2020	July 20
6/23/2020	August 3
7/7/2020	August 17
7/21/2020	August 31
8/4/2020	September 14
8/18/2020	September 28
9/1/2020	October 12
9/15/2020	October 26
9/29/2020	November 9
10/13/2020	November 23 (Cancelled)
10/27/2020	December 7
11/10/2020	December 21 (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.