

§ 153.066 REVIEW AND APPROVAL PROCEDURES AND CRITERIA

(D) Basic Plan Review

(1) Purpose and Applicability

- (a) The purpose of the Basic Plan Review is to outline the scope, character, and nature of the proposed development. The process is intended to allow the required reviewing body to evaluate the proposal for its consistency with the Bridge Street Corridor Vision Report and this Chapter. It is also intended to provide clear direction to the applicant and the ART in its review of an application for Development Plan or Site Plan Review.
- (b) The Basic Plan Review is also intended to provide an opportunity for public input at the earliest stages of the development process.
- (c) Except as provided in §153.066(D)(1)(d), a Basic Plan Review with the Planning and Zoning Commission is required for any proposal that requires Development Plan or Site Plan Review approval under the provisions of §153.066(E) and (F).
- (d) A Basic Plan Review with the Architectural Review Board for applications involving property within the boundaries of the Architectural Review District is at the option of the applicant, or may be required by the ART if it concludes that the application includes major site or building improvements that would benefit from a Basic Plan Review by the ARB.

(2) Review Procedure

- (a) An application for a Basic Plan Review shall be made in accordance with the provisions of §153.066(L).
- (a) Public Review
A public review of a Basic Plan application shall be held in accordance with the provisions of §153.066(L).
- (b) The Planning and Zoning Commission shall approve, approve with conditions, or deny the Basic Plan Review based on the Development Plan Review Criteria of §153.066(E)(5) and/or the Site Plan Review Criteria of §153.066 (F)(5). The decision on the Basic Plan Review shall be provided not more than 28 days from the filing of the Basic Plan Review application. The Commission shall schedule meetings as necessary to meet the review period requirement. If denied, the applicant shall be permitted to reapply for another Basic Plan Review.
- (c) The applicant may request additional Basic Plan Reviews, which shall be subject to a 28 day review period and the required public review.
- (d) The Basic Plan Review decision provided by the required reviewing body shall be forwarded in writing to the applicant not less than 10 days following the review. The decision on the Basic Plan Review shall be incorporated into the Development Plan and/or Site Plan Review application.

- (e) If a Development Plan and/or Site Plan Review application is not submitted within one year from the date of the last Basic Plan Review for a site, the applicant shall be required to obtain an additional Basic Plan Review by the required reviewing body prior to submitting an application for a Development Plan and/or Site Plan Review involving the same site in accordance with §153.066(L).

(3) Review Track Determination

- (a) As part of the Basic Plan Review the Planning and Zoning Commission shall determine whether the application for Development Plan or Site Plan Review will be conducted by the Commission or by the Administrative Review Team. A determination for an application to be conducted by the Commission shall be based on the following criteria:
 - 1. Whether the application raises complex issues, such as the need for major infrastructure improvements and other neighborhood or community-wide effects that would benefit from a Commission decision; or
 - 2. Whether the Development Plan or Site Plan Review submittal has the potential for one or more substantial deviations from the Vision Report, Community Plan or other applicable City plans; or
 - 3. Whether the application involves a substantial number of Development Plan and/or Site Plan Waivers, or the scope of requested Waivers would result in a significant deviation from the requirements of §153.059 through 153.065.
- (b) The Review Track Determination shall be forwarded in writing to the applicant not less than 10 days following the determination.
- (c) Following the Review Track Determination, an application for Development Plan Review or Site Plan Review may be submitted as provided in §153.066(E) and (F).