

CHAPTER 225 DESIGN REVIEW

- 225.001. Purpose
- 225.005. Design Review
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225.001. Purpose. The purpose of this chapter is to create a process to review development applications that are subject to design review guidelines and design review standards. (Ord No. 12-12)

225.005. Design Review.

(a) Applicability. Design review approval is required for development applications that are subject to design review standards and guidelines.

(b) Classes.

(1) Class 1 Design Review is design review that requires the application of design review standards only.

(2) Class 2 Design Review is design review that requires the application of design review guidelines, for projects that are limited to building alterations that will be contained within the footprint of the existing building and utilize the same building materials and same window and facade designs.

(3) Class 3 Design Review is design review that requires the application of design review guidelines.

(4) If any portion of the proposed development does not meet all of the applicable design review standards, the entire development shall be subject to Class 3 Design Review.

(c) Procedure Type.

(1) Class 1 Design Review is processed as a Type I procedure under SRC Chapter 300.

(2) Class 2 Design Review is processed as a Type II procedure under SRC Chapter 300.

(3) Class 3 Design Review is processed as a Type III procedure under SRC Chapter 300.

(d) Submittal Requirements.

(1) Submittal Requirements for Pre-Application Conference. In addition to the submittal requirements for a pre-application conference under SRC Chapter 300, an application for a Class 1, Class 2, or Class 3 Design Review pre-application conference shall include the following:

(A) An existing conditions plan showing:

(i) Existing site conditions;

(ii) The use of all adjacent buildings;

(iii) The zoning of the site and adjacent properties;

(iv) Topography of the site; and

(v) Location of all trees and prominent landscape features.

(B) Schematic plans for the proposed development.

(2) Submittal Requirements for Class 1, Class 2, and Class 3 Design Review. In addition to the submittal requirements set forth under SRC Chapter 300, an application for Class 1, Class 2, or Class 3 Design Review shall include the following:

(A) A proposed site plan showing:

(i) The complete dimensions and setbacks of the lot, and all existing and proposed buildings and structures, including the location, size, height, proposed use, design, and gross floor area of each building.

(ii) All existing and proposed walls and fences, including the location, height, type of design, and composition.

(iii) The location and design of the existing and proposed on-site pedestrian and vehicle circulation system.

(iv) Locations and dimensions of all existing and proposed outdoor storage areas including but not limited to trash collection and recycling areas.

(B) Architectural drawings, renderings, or sketches showing all elevations of proposed buildings as they will appear on completion.

(C) A landscape plan showing the location of natural features, trees, and plant materials proposed to be removed, retained, or planted; the amount, height, type, and location of landscaped areas, planting beds, and plant materials and provisions for irrigation.

(D) A topographic survey and grading plan showing two-foot contour intervals on hillside lots and five-foot contour intervals on all other lots.

(E) An open space plan showing locations of common and private open space, including active and passive recreational areas. The open space plan shall show the total area of individual classifications of proposed open space and shall be drawn to scale.

(F) A statement as to whether the application is intended to meet the standards or the guidelines.

(e) Criteria.

(1) A Class 1 Design Review shall be approved if all of the applicable design review standards are met.

(2) A Class 2 or Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.

(f) Conditions of Approval. Notwithstanding SRC 300.820, the Review Authority may not attach conditions to a Class 1 Design Review approval. (Ord No. 12-12; Ord No. 31-13)

225.010. Modification of Design Review Approval.

(a) Applicability. A design review approval may be modified after its effective date if the proposed modification meets the criteria in this section. Proposed modifications that do not meet the criteria in this section require submittal of a new application for design review.

(b) Procedure Type.

(1) Modification of a Class 1 Design Review approval is processed as a Type I procedure under SRC Chapter 300.

(2) Modification of a Class 2 Design Review approval is processed as a Type II procedure under SRC Chapter 300.

(3) Modification of a Class 3 Design Review approval is processed as a Type II procedure under SRC Chapter 300.

(c) Submittal Requirements.

(1) Modification of a Class 1 Design Review approval shall include, in addition to the submittal requirements for a Type I application under SRC Chapter 300, the information required under SRC 225.005(d)(2).

(2) Modification of a Class 2 or Class 3 Design Review approval shall include, in addition to the submittal requirements for a Type II application under SRC Chapter 300, the information required under SRC 225.005(d)(2).

(d) Criteria.

(1) Modification of a Class 1 Design Review approval shall be granted if the proposed modification meets all of the applicable design review standards.

(2) Modification of a Class 2 or Class 3 Design Review approval shall be granted if all of the following criteria are met:

(A) The proposed modification is not substantially inconsistent with the conditions of the original approval; and

(B) The proposed modification will not result in significant changes to the physical appearance of the development, the use of the site, and the impacts on surrounding properties.

(e) Expiration. The effect of a modification upon the expiration period of the original approval, if any, shall be established in the modification decision. (Ord No. 12-12; Ord No. 31-13)

