



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Director's Report



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# What'SUP?

# What is a Special Use Permit (SUP)?

the City Council may authorize a special use permit (SUP) to build structures and use land in a manner that does not conform to the applicable zoning district regulations

the SUP is issued to the owner of a property and is transferrable to successive property owners

# What is the SUP process?

# SUP process: pre-application

TIME	PARTY	ACTION
start	Applicant	submits application for pre-development meeting to discuss potential project
within four (4) weeks	Applicant, PDR, City agencies	discuss potential project at pre-development meeting

# SUP process: initial review

TIME	PARTY	ACTION
start	Applicant	submits application for SUP
within one (1) week	PDR	routes application to reviewing agencies
		notifies civic associations within one thousand (1,000) feet of the property
		notifies Councilmembers
within six (6) weeks	PDR	sends comments to Applicant

# SUP process: finalization and formalization

TIME	PARTY	ACTION
as needed	Applicant	addresses comments
within six (6) weeks	PDR	sends comments to Applicant
as needed	Applicant, PDR	agree on terms and conditions
concurrent	PDR, City Attorney	work to finalize Ordinance language
within six (6) weeks	PDR	prepares and submits an Ordinance and Resolution (O&R) request for the SUP

# SUP process: notification

TIME	PARTY	ACTION
concurrent	PDR	prepares, mails public notification letters in accordance with § 30-101 City Code
		posts sign(s) on the property(ies) to notice pending public hearings in accordance with § 30-1050.5 City Code
		notifies civic associations within one thousand (1,000) feet of the property
		notifies Councilmembers



# SUP process: conclusion

TIME	PARTY	ACTION
about four (4) weeks later	City Council	introduces Ordinance, refers to City Planning Commission (CPC) for action
about three (3) weeks later	City Planning Commission	holds a public hearing on the ordinance and makes a recommendation
about one (1) week later	City Council	holds a public hearing on the ordinance and takes action

# How do we evaluate a SUP request?

# Who participates in SUP review?

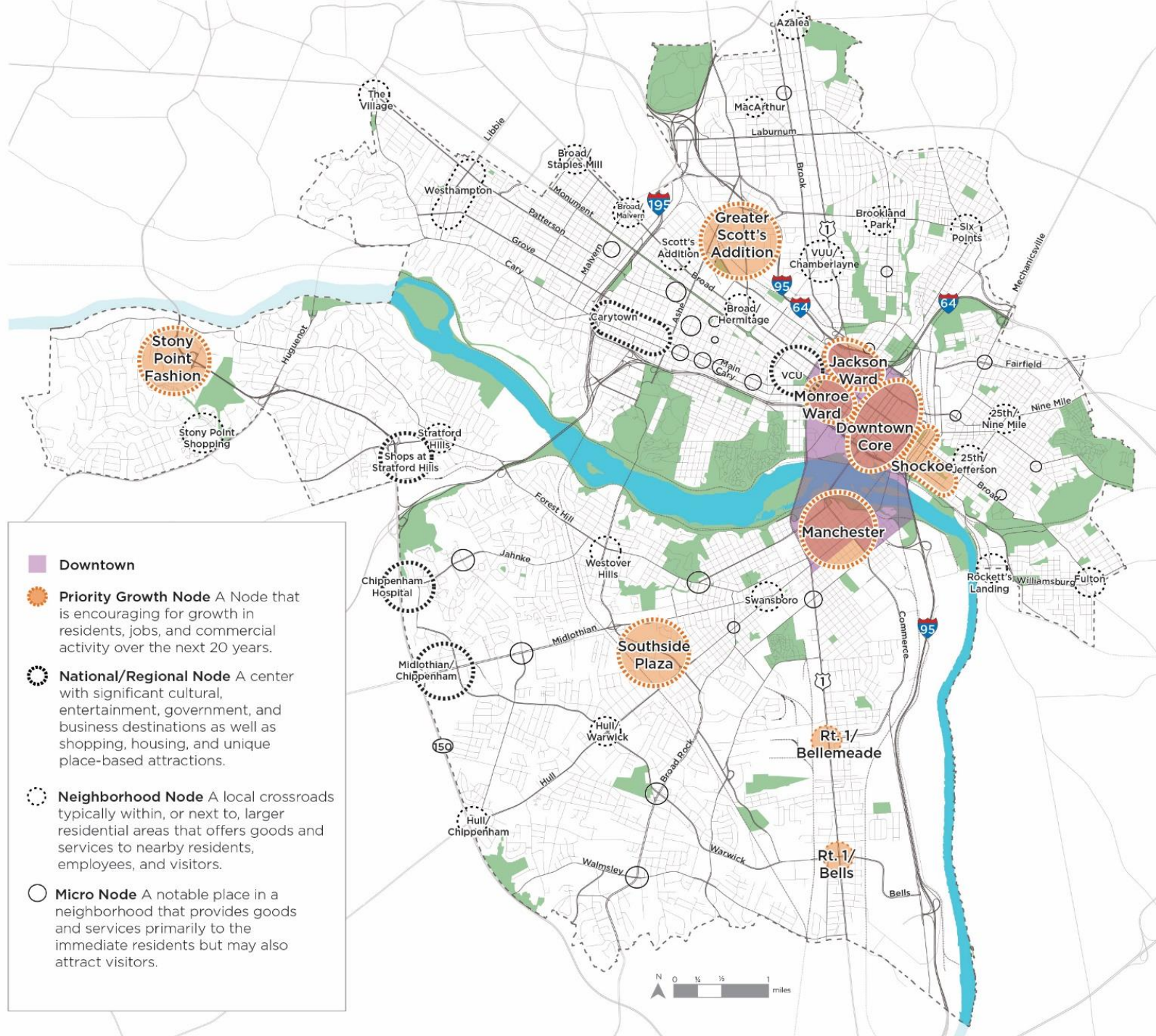
PDR: Land Use	PDR: Zoning	PDR: Building Plan Review
DPW: Urban Forestry	DPW: Right of Way	DPW: Streetlights
DPU: Gas Works	DPU: Water	DPU: Sanitary Sewer
DPU: Storm Sewer	DPU: Water Resources	RFD

# Nodes

located at the convergence  
of many uses and multiple  
modes of transportation

major activity centers today  
that should be enhanced

places that can  
accommodate additional  
growth in jobs and  
population



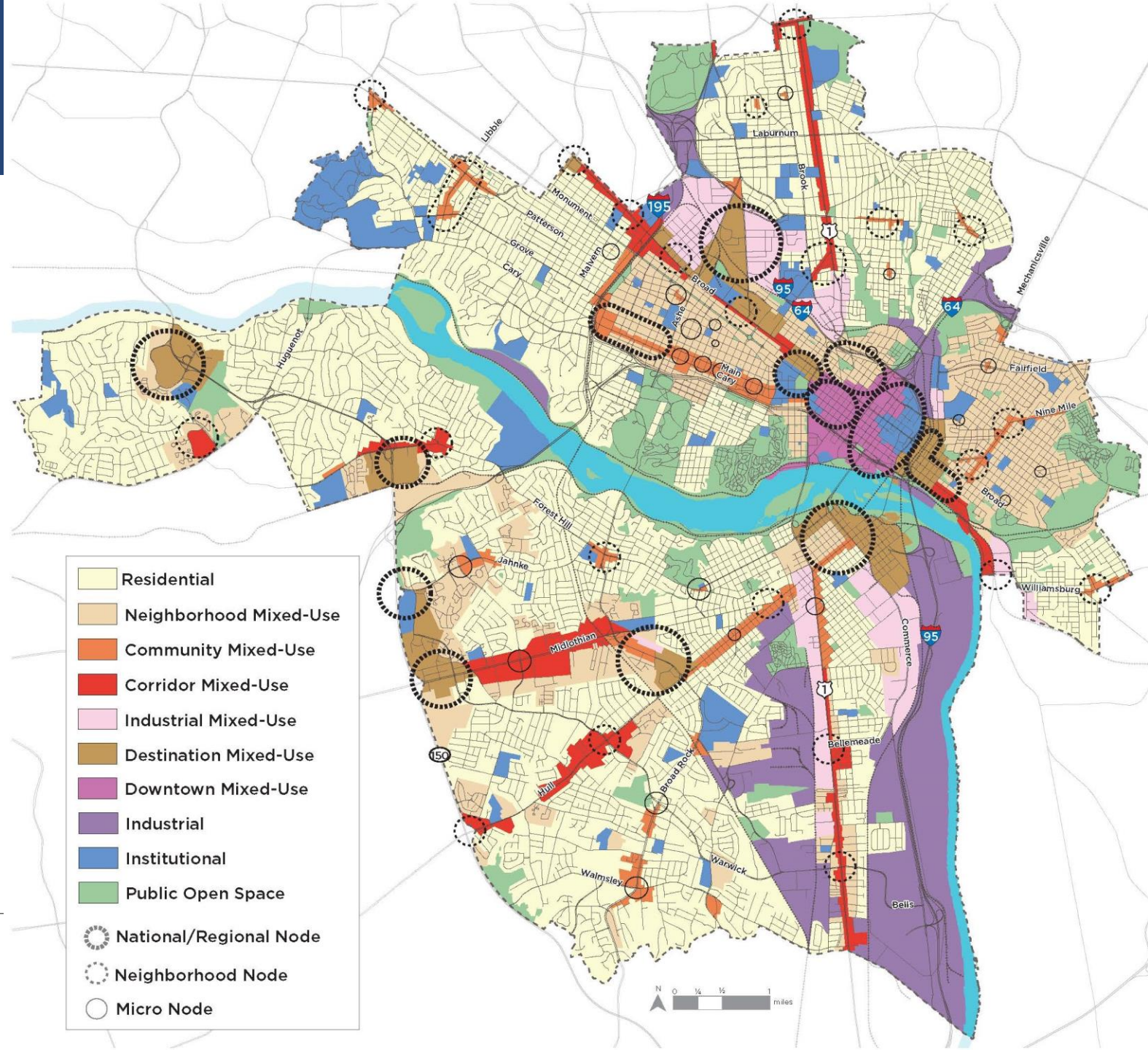


# Future land use

how an area should “look and feel” in the future

does not specify what you can legally do with property implemented through:

- zoning
- transportation projects
- streetscape projects
- parks projects
- economic development



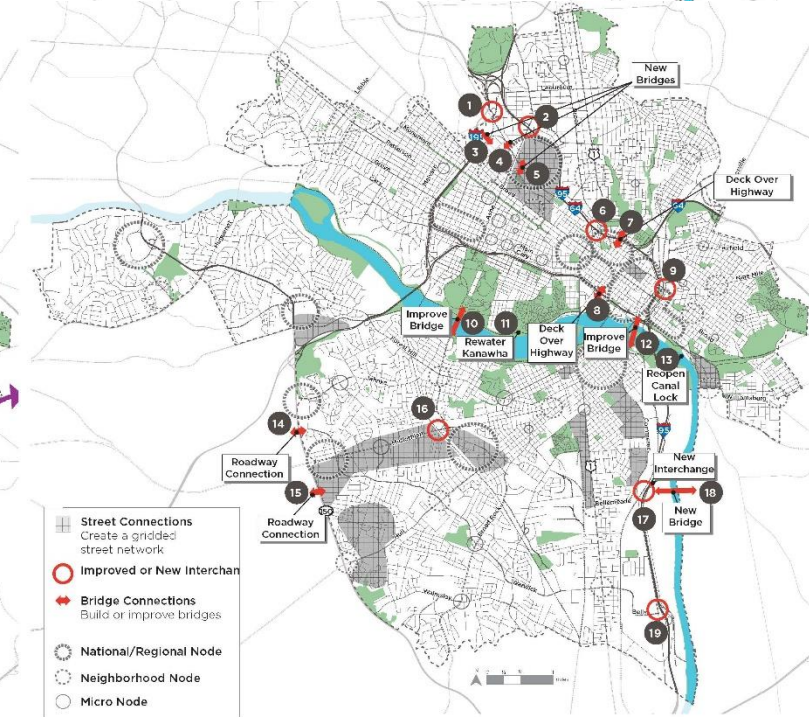
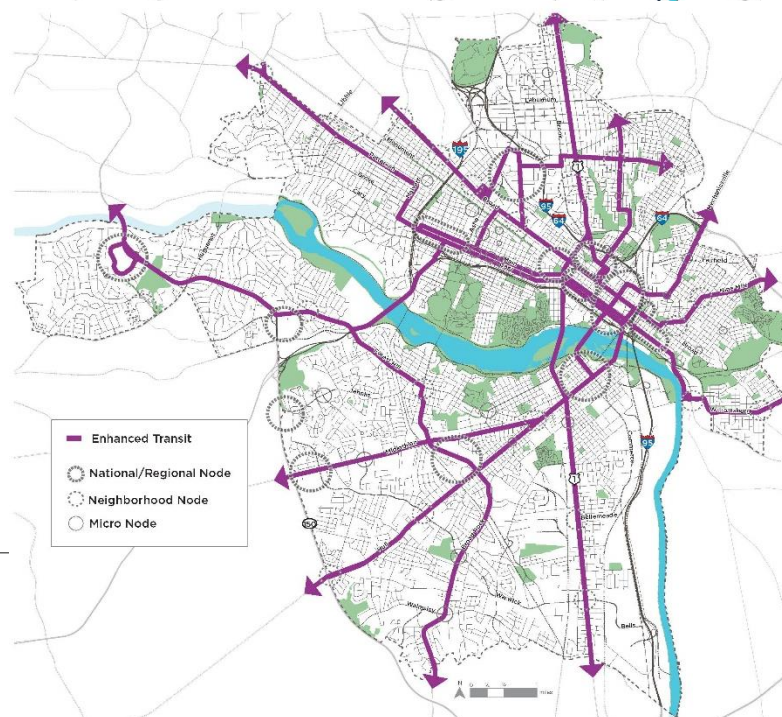
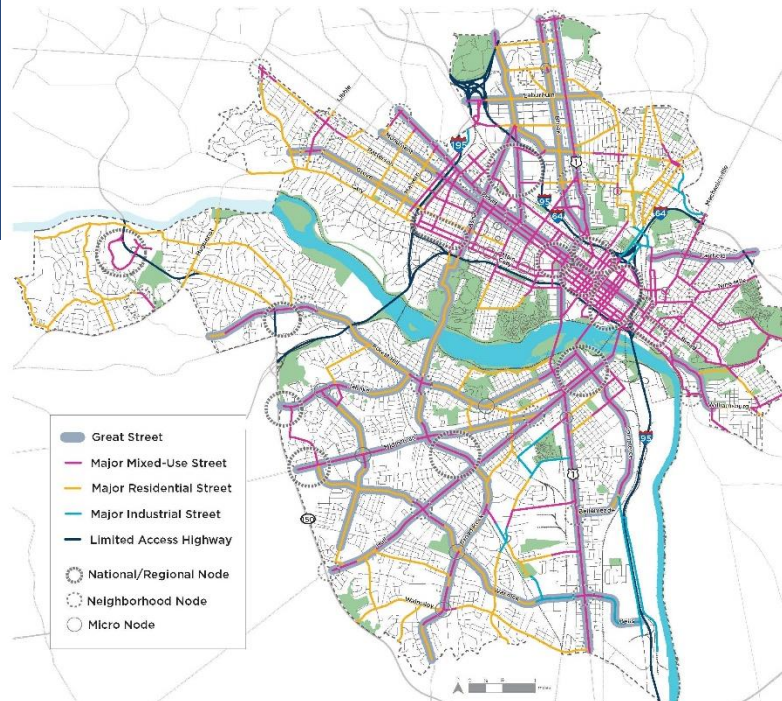


# Future connections

seeks equitable access to  
and among Nodes

implemented through:

- street typologies
- Great Streets
- bike facilities
- greenways
- enhanced transit
- street grids
- bridges and interchanges



# What are our goals, objectives, and strategies?

## High-Quality Places



- 1: Complete Neighborhoods
- 2: City-Owned Assets
- 3: Historic Preservation
- 4: Urban Design
- 5: Planning Engagement

## Equitable Transportation



- 6: Land Use & Transportation
- 7: Vision Zero
- 8: Non-Car Network
- 9: Streets, Bridges & Connections
- 10: New Technology

## Diverse Economy



- 11: Jobs & Businesses
- 12: Tourism
- 13: Anchor Institutions

## Inclusive Housing



- 14: Housing

## Thriving Environment



- 15: Clean Air
- 16: Clean Water
- 17: Resilient & Healthy Communities



# Findings as to §30-1050.1 City Code

Will the proposed use be detrimental to the safety, health, morals, and general welfare of the community involved?

Will the proposed use tend to create congestion in streets, roads, alleys, and other public ways and places in the area involved?

Will the proposed use create hazards from fire, panic, or other dangers?



# Findings as to §30-1050.1 City Code

Will the proposed use tend to overcrowding of land and cause an undue concentration of population?

Will the proposed use adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation, or other public requirements, conveniences, and improvements?

Will the proposed use interfere with adequate light and air?

# Who makes the final decision?



# Questions?