

CONCEPTUAL DEVELOPMENT REVIEW

CLOSING DATES FOR CONCEPTUAL DEVELOPMENT REVIEW FILING at Planning and Zoning Counter before 3 P.M.	COMMENTS AVAILABLE Tuesday by 4 P.M.
12/6/11	1/3/12
12/20/11	1/17/12
1/3/12	1/31/12
1/17/12	2/14/12
1/31/12	2/28/12
2/14/12	3/13/12
2/28/12	3/27/12
3/13/12	4/10/12
3/27/12	4/24/12
4/10/12	5/8/12
4/24/12	5/22/12
5/8/12	6/5/12
5/22/12	6/19/12
6/5/12	7/3/12
6/19/12	7/17/12
7/3/12	7/31/12
7/17/12	8/14/12
7/31/12	8/28/12
8/14/12	9/11/12
8/28/12	9/25/12
9/11/12	10/9/12
9/25/12	10/23/12
10/9/12	11/6/12
10/23/12	11/20/12
11/6/12	12/4/12
11/20/12	12/18/12
12/4/12	1/2/13 (Wed)
12/18/12	1/15/13



2012 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.	<i>OPTIONAL</i> INTERDEPARTMENTAL MEETING Thursday, 1:30 P.M. Planning Conference Rm.
12/6/11	1/3/12	1/5/12
12/20/11	1/17/12	1/19/12
1/3/12	1/31/12	2/2/12
1/17/12	2/14/12	2/16/12
1/31/12	2/28/12	3/1/12
2/14/12	3/13/12	3/15/12
2/28/12	3/27/12	3/29/12
3/13/12	4/10/12	4/12/12
3/27/12	4/24/12	4/26/12
4/10/12	5/8/12	5/10/12
4/24/12	5/22/12	5/24/12
5/8/12	6/5/12	6/7/12
5/22/12	6/19/12	6/21/12
6/5/12	7/3/12	7/5/12
6/19/12	7/17/12	7/19/12
7/3/12	7/31/12	8/2/12
7/17/12	8/14/12	8/16/12
7/31/12	8/28/12	8/30/12
8/14/12	9/11/12	9/13/12
8/28/12	9/25/12	9/27/12
9/11/12	10/9/12	10/11/12
9/25/12	10/23/12	10/25/12
10/9/12	11/6/12	11/8/12
10/23/12	11/20/12	11/21/12 (Wed)
11/6/12	12/4/12	12/6/12
11/20/12	12/18/12	12/20/12
12/4/12	1/2/13 (Wed)	1/3/13
12/18/12	1/15/13	1/17/13

PART 2 – PUBLIC HEARING PHASE

HEARING DEADLINES at Planning & Zoning Counter before 3 P.M.	PLANNING COMMISSION HEARINGS Monday, 5 P.M. Council Chamber
10/25/11	12/5/11
11/8/11	12/19/11
11/22/11	1/4/12 (Wed)
12/6/11	1/18/12 (Wed)
12/20/11	1/30/12
1/3/12	2/13/12
1/17/12	2/27/12
1/31/12	3/12/12
2/14/12	3/26/12
2/28/12	4/9/12
3/13/12	4/23/12
3/27/12	5/7/12
4/10/12	5/21/12
4/24/12	6/4/12
5/8/12	6/18/12
5/22/12	7/2/12
6/5/12	7/16/12
6/19/12	7/30/12
7/3/12	8/13/12
7/17/12	8/27/12
7/31/12	9/10/12
8/14/12	9/24/12
8/28/12	10/8/12
9/11/12	10/22/12
9/25/12	11/5/12
10/9/12	11/19/12
10/23/12	12/3/12
11/6/12	12/17/12
11/20/12	12/31/12

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.