

Proposed Residential Plan Review Process

Minor Residential Plan Review
 Up to 1.5 times the Buildable Area
 (1.5:1 FAR)

Full Residential Plan Review
 Up to 3 times the Buildable Area
 (3:1 FAR)

Compliance with Proportional Stories Rule

Verified by City Planning

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Public Hearing

Not required

Required

Decision-maker

Director of Planning

Area Planning Commission

Hearing Notice

NA

Property owners within 500 feet

Notification of Decision

Adjacent property owners

Property owners within 100 feet

Appeal

Area Planning Commission

City Council