Figure 21.1.a
Development Review Process for Multifamily or Non-Residential Development

Development Application

Planning Director (Intake)

Determination of Completeness

Technical Evaluation Committee (TEC)

Zoning Amendment
Planned Unit Development

Concept Plan

Planning Commission

Board of Appeals

PUD Development
Plan

Planning Commission

Board of County Commissioners

Rezoning Ordinance
(permit)

Submit
Subdivision or Site Plan Development Application

Conditional Use

Minor Site Plan

Planning Director

Concept Plan

Planning Commission

TEC Agency
Approvals

Planning Director

Minor Site Plan
Approval

Plan / Permit Approval
(issued at final plan approval)

Board of County Commissioners

Referal to Planning Commission to confirm compliance with Comprehensive Plan,
functional, or area plans

Developer Rights and Responsibilities Agreement

Major Site Plan
(Including APF)

Petition to Board of County Commissioners

Final Site Plan

Planning Commission

TEC Agency
Approvals

Final Site Plan

Planning Director

Minor Site Plan Approval

Final Site Plan Approval

Board of County Commissioners

Executed Agreement

Submit Subdivision or Site Plan Development Application

Submit Site Plan Development Application

Submit Permit Application(s)

Submit Permit Application(s)

Submit Subdivision or Site Plan Development Application

Submit Permit Application(s)
Figure 21.1.b

Development Review Process for development and activities on existing parcels or lots.

Development Application

Permits and Inspections Under File

Verify Parcel of Record (POR) Status, Determine Application Completeness.

Distribution for Review

(If not a Parcel of Record: Refer applicant to Planning and Zoning to determine remedy. May proceed with processing for a per test necessary to create legal lot.)

Health Department: Perc test scheduling and approval

Soil Conservation District: Erosion and Sediment Control Approval

Planning and Zoning: Assessment, Environmental Review

Public Works and Transportation: Stormwater management (as applicable)

Permits and Inspections: Code Compliance, State Fire Marshal (as applicable)

MetCom: Review and approval slip for connection to public water and/or sewer, EDU Allocation (as applicable)

State Highway: Entrance Permit (as applicable)

EDU Allocation

Planning and Zoning: Zoning Approval, Environmental Review Permit

Soil Conservation District: Erosion and Sediment Control Approval

Public Works and Transportation: Stormwater management (as applicable)

Permits and Inspections: Code Compliance, State Fire Marshal (as applicable)

Plan Approval

Permit Issued

Permit Issued

Permit Issued

Permit Issued

Permit Issued

Permit Issued