

Redevelopment Concept Plan (Standard)

This schedule represents standard processing times and a likely scenario for submittal and approval of a Redevelopment Concept Plan. There are possible opportunities for this schedule to be condensed in consultation with city staff.

- Week 1
 - Applicant requests pre-development meeting with staff 48 hours prior to meeting date
 - Hold pre-development meeting with staff (Thursday mornings)
 - Staff to provide cursory feedback on proposal
 - Work with City staff to identify parties to be engaged and means of outreach
- Week 2
 - Applicant revises proposal based on staff feedback at pre-development, as necessary
 - Notify community of upcoming Public Engagement Meeting approximately 2 weeks prior to meeting date
- Week 4
 - Applicant holds Public Engagement Meeting for proposed project
- Week 5
 - Applicant revises proposal based on community feedback, as necessary
- Week 6
 - Applicant submits Redevelopment Concept Plan with application and fee for Staff Review
- Week 9
 - Staff provides comments on Redevelopment Concept Plan after 3-week review for initial submittal
- Week 11
 - Applicant revises and resubmits Redevelopment Concept Plan
 - * Assumes applicant resubmittal 2 weeks after receiving comments*
- Week 12
 - Staff reviews resubmittal and schedules P&Z Public Hearing
 - Staff clears Redevelopment Concept Plan for P&Z after 1 week review of resubmittal
 - *Assumes all comments are addressed during first resubmittal. If comments are not addressed, each additional review will add at least two weeks to timeline – one week for applicant revisions and one week for staff review.
- Week 13 - 14
 - Staff processes public hearing notice
 - Public hearing notice must be published on or before the 15th day before the public hearing. Depending on when RCP is cleared for P&Z, and whether the next meeting is a Tuesday or Thursday timeline will be impacted.
- Week 15
 - P&Z PH Notice Published in Paper and Staff processes P&Z agenda item
- Week 18
 - P&Z holds Public Hearing & Recommendation

- Week 20
 - Staff schedules City Council Public Hearing and processes City Council agenda item
 - Public hearing notice must be published on or before the 15th day before the public hearing.
- Week 21
 - CC PH Notice Published in Paper
- Week 23
 - City Council holds Public Hearing and Action on Redevelopment Concept Plan
 - Timing depends on whether P&Z takes action on a Tuesday or Thursday and when the next available City Council meeting takes place

Redevelopment Concept Plan (Condensed)

This schedule represents condensed processing times and a joint public hearing with P&Z and City Council. It relies on effective consultant QA/QC and is a less likely scenario for submittal and approval of a Redevelopment Concept Plan.

- Week 1
 - Applicant requests pre-development meeting with staff 48 hours prior to meeting date
 - Hold pre-development meeting with staff (Thursday mornings)
 - Staff to provide cursory feedback on proposal
 - Work with City staff to identify parties to be engaged and means of outreach
- Week 2
 - Applicant revises proposal based on staff feedback at pre-development, as necessary
 - Notify community of upcoming Public Engagement Meeting approximately 2 weeks prior to meeting date
- Week 4
 - Applicant holds Public Engagement Meeting for proposed project
- Week 5
 - Applicant revises proposal based on community feedback, as necessary
- Week 6
 - Applicant submits Redevelopment Concept Plan with application and fee for Staff Review
- Week 8
 - Staff provides comments on Redevelopment Concept Plan after 2-week review for initial submittal
- Week 10
 - Applicant revises and resubmits Redevelopment Concept Plan
 - * Assumes applicant resubmittal 2 weeks after receiving comments*
- Week 11
 - Staff reviews resubmittal and clears Redevelopment Concept Plan for P&Z/ City Council after 1 week review of resubmittal
 - *Assumes all comments are addressed during first resubmittal. If comments are not addressed, each additional review will add at least two weeks to timeline – one week for applicant revisions and one week for staff review.
- Week 12
 - Staff works with members to schedule joint P&Z/ City Council Public Hearing
 - Staff processes public hearing notice
 - Public hearing notice must be published on or before the 15th day before the public hearing. Depending on when RCP is cleared for P&Z, and whether the next meeting is a Tuesday or Thursday timeline will be impacted.
- Week 13
 - Joint P&Z/ City Council PH Notice Published in Paper
- Week 14

- Staff processes Joint P&Z/ City Council Public Hearing agenda item
- Week 15
 - Staff processes City Council action agenda item
- Week 16
 - P&Z and City Council hold Public Hearing
 - P&Z provides Recommendation
- Week 17
 - City Council takes Action on Redevelopment Concept Plan

Redevelopment Concept Plan (Joint P&Z/ CC Hearing, Condensed Schedule)