
Sec. 2.300. Preliminary development plans; when required.

- A. A preliminary development plan application shall be submitted for the following situations:
1. The rezoning of a property to any district except districts AG, RDR, RLL and R-1. A preliminary development plan shall be submitted and reviewed by the Commission and Governing Body simultaneously with the rezoning of the property, except as provided under "Conceptual Development Plan; when permitted;"
 2. The development of any vacant property in a planned district, except as provided under "B" below;
 3. The redevelopment of any property, except as provided under "B" below;
 4. A change in the primary use of property that negatively impacts traffic circulation or significantly intensifies traffic generation necessitating the formation and approval of a development agreement by and between the developer and the Governing Body for identified traffic improvements;
 5. The development of a non-residential use in the AG, RDR, RLL and R-1 districts;
 6. The request of any modification of this chapter;
 7. A substantial change to an approved preliminary development plan as defined by this article;
 8. A preliminary development plan may be required for a request for a special use permit per Article 6, Division III;
 9. With a modification request, when the request is not associated with an application to rezone the property.
- B. A preliminary development plan is not required for the following situations:
1. The rezoning to the AG, RDR, RLL or R-1 districts or for any residential development in the AG, RDR, RLL or R-1 districts provided no modifications of any regulation contained in this chapter are requested; or
 2. The development of any property in the CS and PI districts provided no modifications of this chapter are requested; or
 3. A City initiated rezoning of any property; or
 4. A building addition onto an existing building that did not require a preliminary development plan, provided that a substantial change would not be created per this article; or
 5. A rezoning to any planned district if the property to be rezoned is fully developed and no substantial changes to existing building(s) or site improvements are planned; or
 6. The development of any vacant property in a planned district provided the development does not result in more than three single family lots, three duplexes, or any combination thereof not to exceed three residential lots; or
 7. The redevelopment of any property provided the development does not result in more than three single family lots, three duplexes, or any combination thereof not to exceed three residential lots; or
 8. Other situations as determined by the Director and not identified in this section.

(Ord. No. 10040, § 4(Exh.), 12-17-2024)