
Sec. 2.400. Conceptual Development Plan; when permitted.

- A. Statement of intent. A conceptual development plan is designed to allow review of developments or redevelopments, consisting of larger acreages or multiple uses, prior to review of one or more preliminary development plans for part or all of the property. A conceptual development plan is not intended to replace a preliminary development plan, but rather is designed to provide additional flexibility to review developments and redevelopments in the early stages of the process. A conceptual development plan provides a framework for which phases of the development will occur.
- B. When allowed. A conceptual development plan will be allowed for any multiple-use development. A conceptual development plan does not substitute for a preliminary development plan, but may be reviewed and approved prior to consideration of one or more preliminary development plans for the property.
- C. Submission requirements. All contiguous property under common ownership, common control or common option to purchase shall be shown on the conceptual development plan, and the following materials and information shall be submitted with a conceptual development plan application:
1. All general application requirements contained in Section 2.040.A.;
 2. All plan submission requirements in Section 2.040.B.;
 3. Total number of dwelling units, if applicable;
 4. Total square feet of commercial/retail development;
 5. General street layout;
 6. General lot and parcel layout including all structures;
 7. Typical structure elevations including materials and colors;
 8. Preliminary water and sanitary sewer availability calculations;
 9. Conceptual landscape plan; and
 10. Any other information as may be deemed necessary by the Director to provide adequate review of the application.
- D. Consideration of Conceptual Development Plans. The Commission ~~and Governing Body~~ shall consider the conceptual development plan at a public hearing pursuant to this article, with prior notice as set forth in this article. The Commission's recommendation shall then be submitted to the Governing Body. The Commission and Governing Body shall review the conceptual development plan using the standards and criteria set forth in this article. If a rezoning of the property is requested, the conceptual development plan shall be considered simultaneously with the rezoning of the property. Approval of a conceptual development plan shall become part of the ordinance that amends the zoning ordinance. Approval of the Conceptual Development Plan does not constitute approval of a preliminary development plan for any phase shown on the Conceptual Development Plan. By approving the Conceptual Development Plan, the Governing Body is preserving to itself full legislative discretion to review a preliminary development plan for each phase shown on the conceptual development plan, or for the entire property, as may be applicable, including review and consideration of all criteria governing preliminary development plans as set forth in this chapter.
- E. Limitation on development. No development may occur on any property for which only a conceptual development plan has been approved. If the conceptual development plan is used, no construction may occur on any such property until one or more preliminary development plans and final development plans have been approved in accordance with this chapter.