

SITE DESIGN REVIEW

What is a Site Design Review?

Site Design Review, also known as site plan review, involves a detailed and technical review of all aspects of a plan, including the location of buildings, layout of a site, pedestrian and vehicular circulations, access, landscaping, parking, lighting, screening, etc. and conformance with the design standards documents.

A site design review must occur prior to the building permit application. Site design review is required for new development and redevelopment that meets the thresholds of process in section 151.252. Site design review is also required to expand a nonconforming use or development per section 151.355.

Except as specified by a condition of approval of a prior city decision, or as required for uses subject to conditional use permit approval, site design review is **not required** for the following:

1. Change in occupancy from one type of land use to a different land use resulting in no increase in vehicular traffic or development;
2. Single-family detached dwelling (including manufactured home) on its own lot, except as required for properties within the Historic Resource Overlay Zone;
3. A single duplex;
4. Nonresidential building addition of up to 500 square feet or 20%, whichever is greater;
5. Home occupation, except for those requiring a conditional use permit per section 151.077;
6. Regular maintenance, repair, and replacement of materials (e.g., roof, siding, awnings, etc.), parking resurfacing, and similar maintenance and repair.

How Do I Apply?

Fill out a Pre-Application Conference application form and submit it to Planning. This list is not meant to be exhaustive. Speak to the City Planner for further information. The project description includes; land characteristics (i.e. locations of sewer, water, storm drainage, roads), adjacent land uses, description and sketch of the proposal (number of lots, sizes and facilities), and a vicinity map. A pre-application meeting is scheduled, which provides you the opportunity for early consultation with representatives from Planning, Engineering, Fire, and Police. You and/or your representative (architect or engineer) should be present.

Following the pre-application meeting, you may then submit a formal application. The application should include a Land Use Application Form, an original and two (2) copies (or reproducible version) of the site plan and construction drawing(s). Application forms are available at the City of Banks office or on the city's website at www.cityofbanks.org.

The site plan must contain those items described in the Development Standards Section of the Code although some of these may be waived by the Planning staff. Plans for improvements within the City right-of-way may also be required. These materials, along with a filing fee, should be submitted to the City of Banks.

The Review Process

After submittal, plans are circulated to all major public service departments. The city may take up to thirty days to determine if the application is complete. A letter is then sent to you, acknowledging that the application is complete, or listing those items needed to make the application complete. No further action will occur until the application is complete.

Once the application is complete, the city will proceed with review. The review process also includes providing notice of the application to the property owners and residents within 300 feet of the property. The public comment period extends a minimum of fourteen days.

When the review is complete, a letter or notice of decision will be provided. The decision usually is to grant approval, or approval with conditions. Specific ordinance standards that must be met are also often identified. A copy of the decision is also provided to anyone who commented during the public comment period (the “affected parties”). You or an affected party may appeal the decision or the conditions of approval. However, specific ordinance standards may not be appealed. They may only be waived or adjusted through the adjustment or variance process. Once a site plan approval has been granted, and the 14-day appeal period has expired, you may proceed with the building permit process.

Please refer to the Development Code, available at City Hall, for detailed code requirements. Informal discussions with the Planning staff prior to your formal application can be helpful and are encouraged. **Incomplete site plans or applications cannot be accepted.**