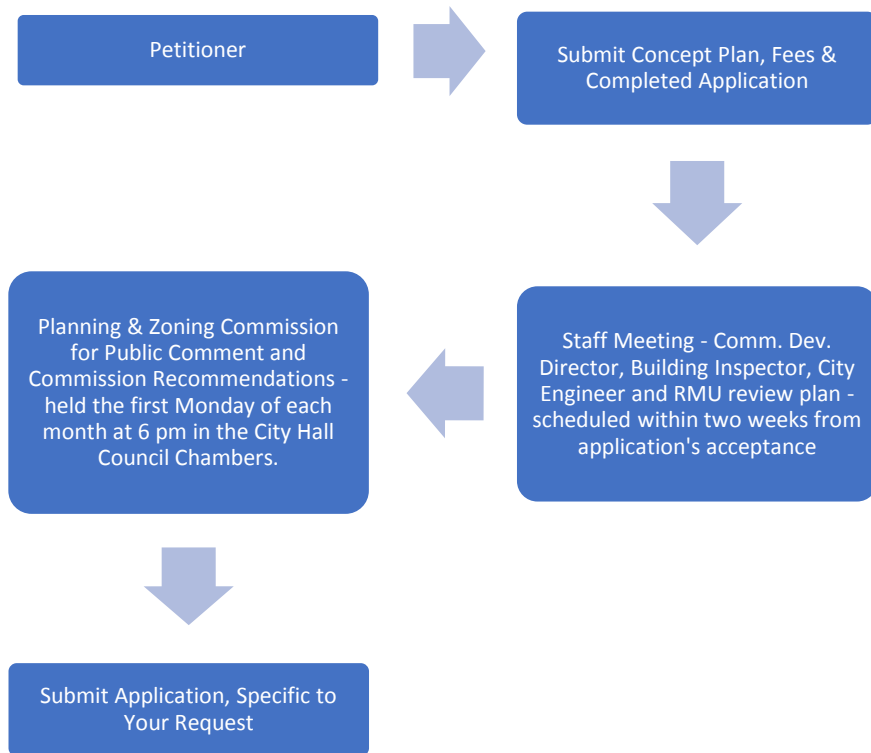




CONCEPT PLAN FLOW CHART



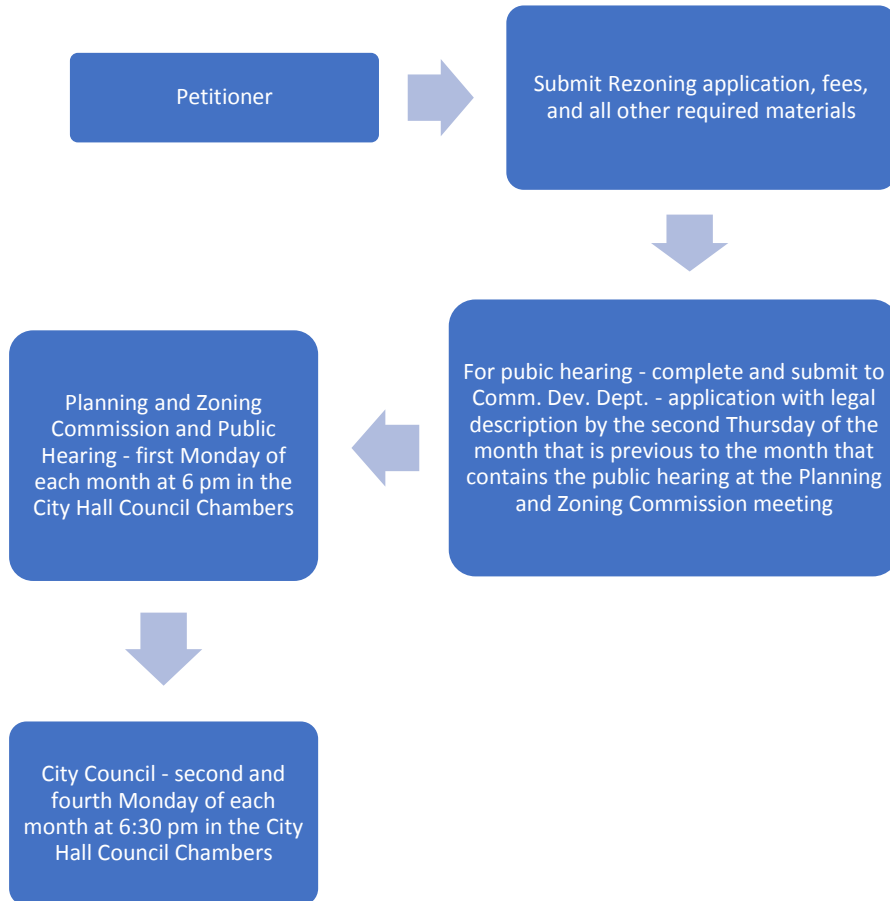
This process is based on a (minimum) six-week cycle. It takes roughly two weeks to review the application and two weeks to set up the staff meeting.

If the application is turned in before or on the first of the month, the city will have ample time to review and accept the concept plan and then schedule a meeting with the petitioner.

Please note that because of the schedule of the meetings and due dates, a “late” application could mean that the Concept Plan process could take as long as nine or ten weeks.



REZONING FLOW CHART



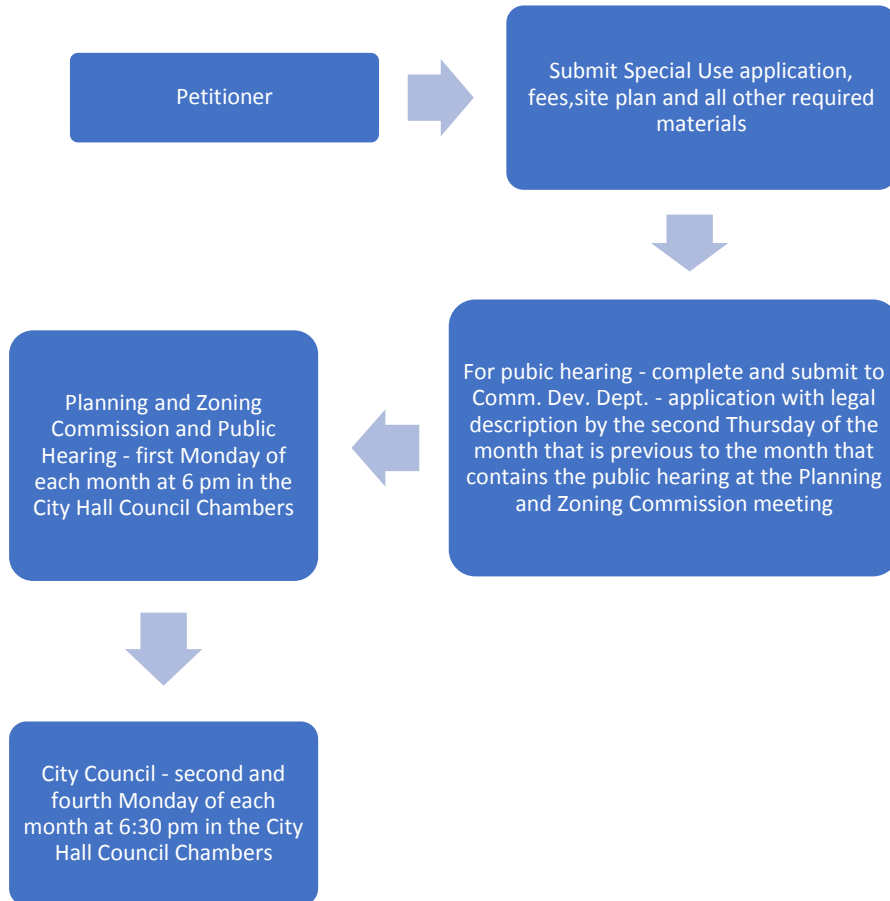
The rezoning flow chart process is based on a minimum 10 week process. Please note that the Rezoning Application, fees and all other required materials are all due 45 days before the desired Planning and Zoning Commission meeting. In addition, an application with a legal description must be submitted to the Community Development Department on the second Thursday of the month that is prior to the month of the Planning and Zoning Commission meeting: this is because the legal notice for the public hearing must be published in the newspaper on the third Thursday of the month.

After the Planning and Zoning Commission meeting, the petitioner must attend the City Council meeting, where formal voting will take place.

Petitioners are strongly advised to study the calendar and schedule of dates very carefully because the meetings must be attended in the order presented here, even though the meetings may be out of chronological order for the month.



SPECIAL USE FLOW CHART



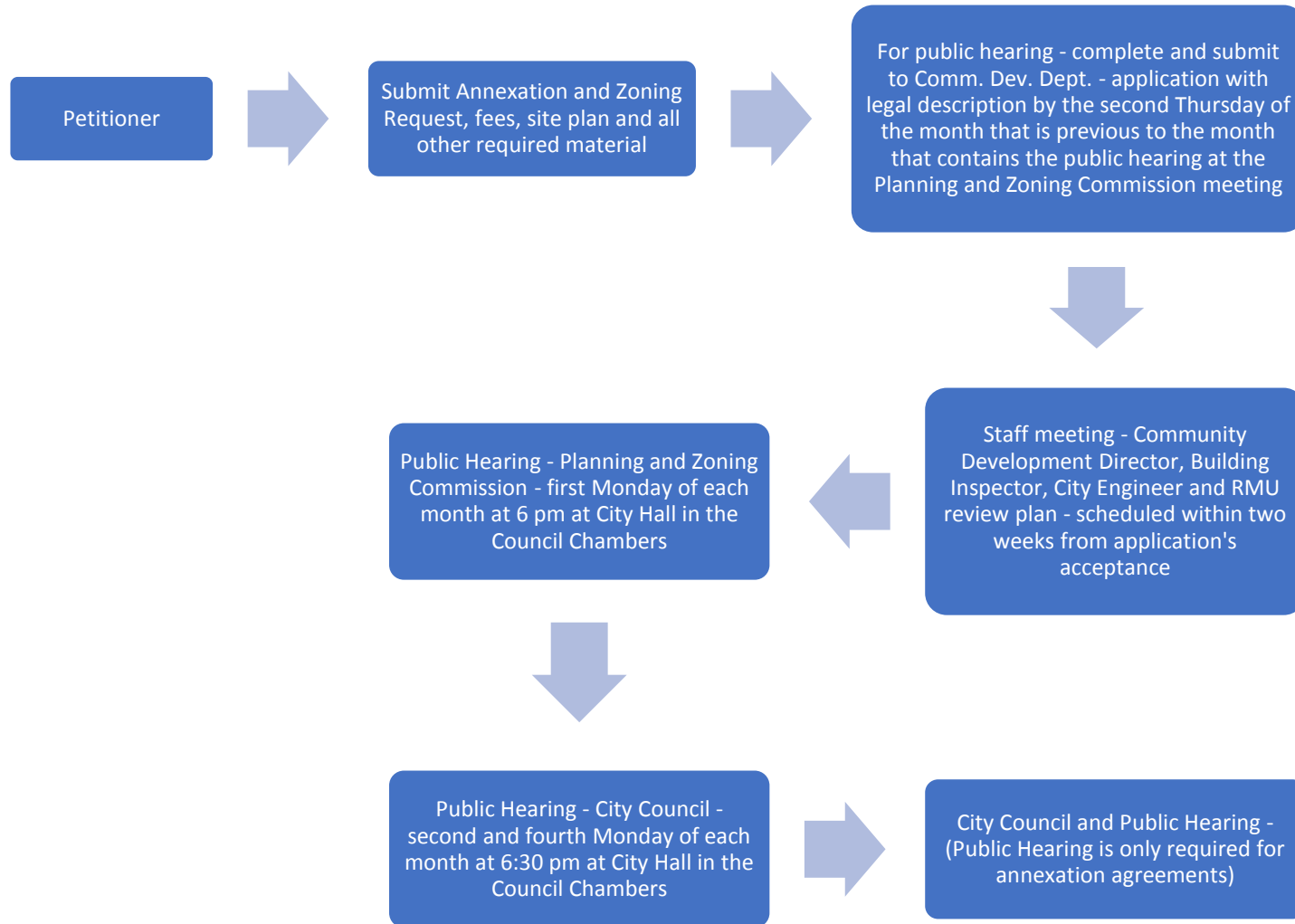
The special use flow chart process is based on a minimum 10 week process. Please note that the Special Use Application, fees and all other required materials are all due 45 days before the desired Planning and Zoning Commission meeting. In addition, an application with a legal description must be submitted to the Community Development Department on the second Thursday of the month that is prior to the month of the Planning and Zoning Commission meeting: this is because the legal notice for the public hearing must be published in the newspaper on the third Thursday of the month.

After the Planning and Zoning Commission meeting, the petitioner must attend the City Council meeting, where formal voting will take place.

Petitioners are strongly advised to study the calendar and schedule of dates very carefully because the meetings must be attended in the order presented here, even though the meetings may be out of chronological order for the month.



ANNEXATION AND ZONING REQUEST FLOW CHART





ANNEXATION AND ZONING REQUEST FLOW CHART

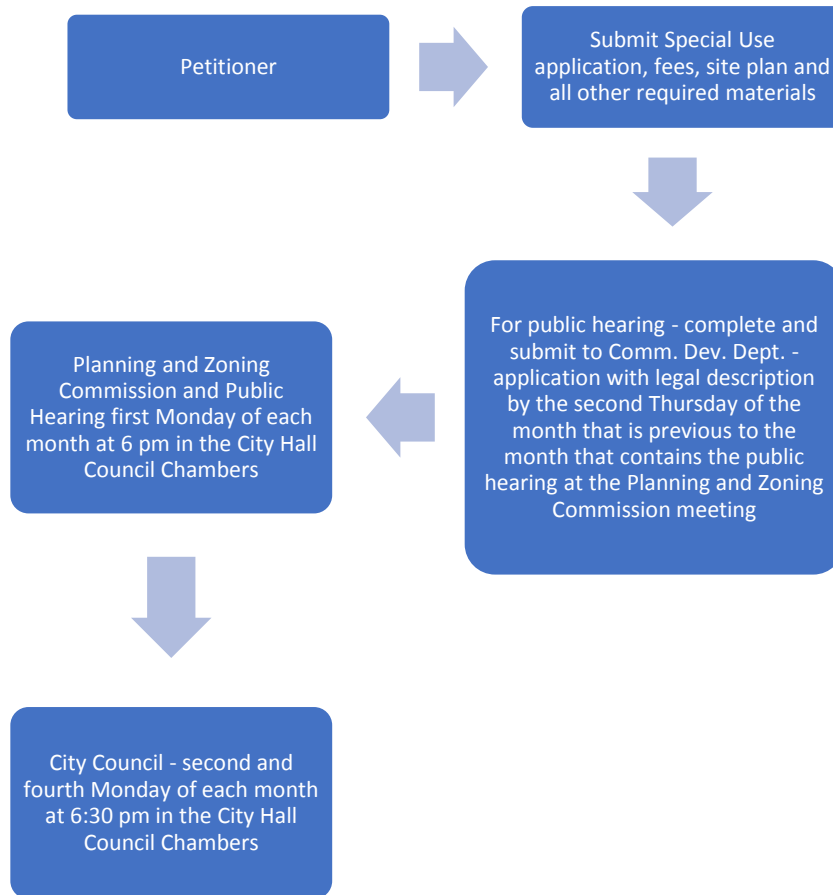
The process for Annexation and Zoning Requests will take a minimum 12 weeks to complete. It should be noted that the application, fees and all other materials must be turned in 45 days before the desired Planning and Zoning Commission meeting. In addition, an application with a legal description must be submitted to the Community Development Department on the second Thursday of the month that is prior to the month of the Planning and Zoning Commission meeting: this is because the legal notice for the public hearing must be published in the newspaper on the third Thursday of the month. At this point, please note that the petitioner is required to notify all adjacent property owners within 250 feet of the subject property by mail. This must be done no less than fifteen days and no more than 30 days prior to the public hearing date.

After the recommendation has been given by the Planning and Zoning Commission, the project will go to a City Council meeting, where a formal vote will take place.

If annexation has been requested, then a second public hearing during the City Council Meeting will be required and will only be held on the fourth Monday of the month. No mailing to adjacent property owners will be required at this time. If annexation has not been requested, the petitioner may have a City Council meeting scheduled on the second or fourth Monday of the month. Petitioners are strongly encouraged to study the dates of the meetings to minimize the amount of time that it takes to complete the entire process.



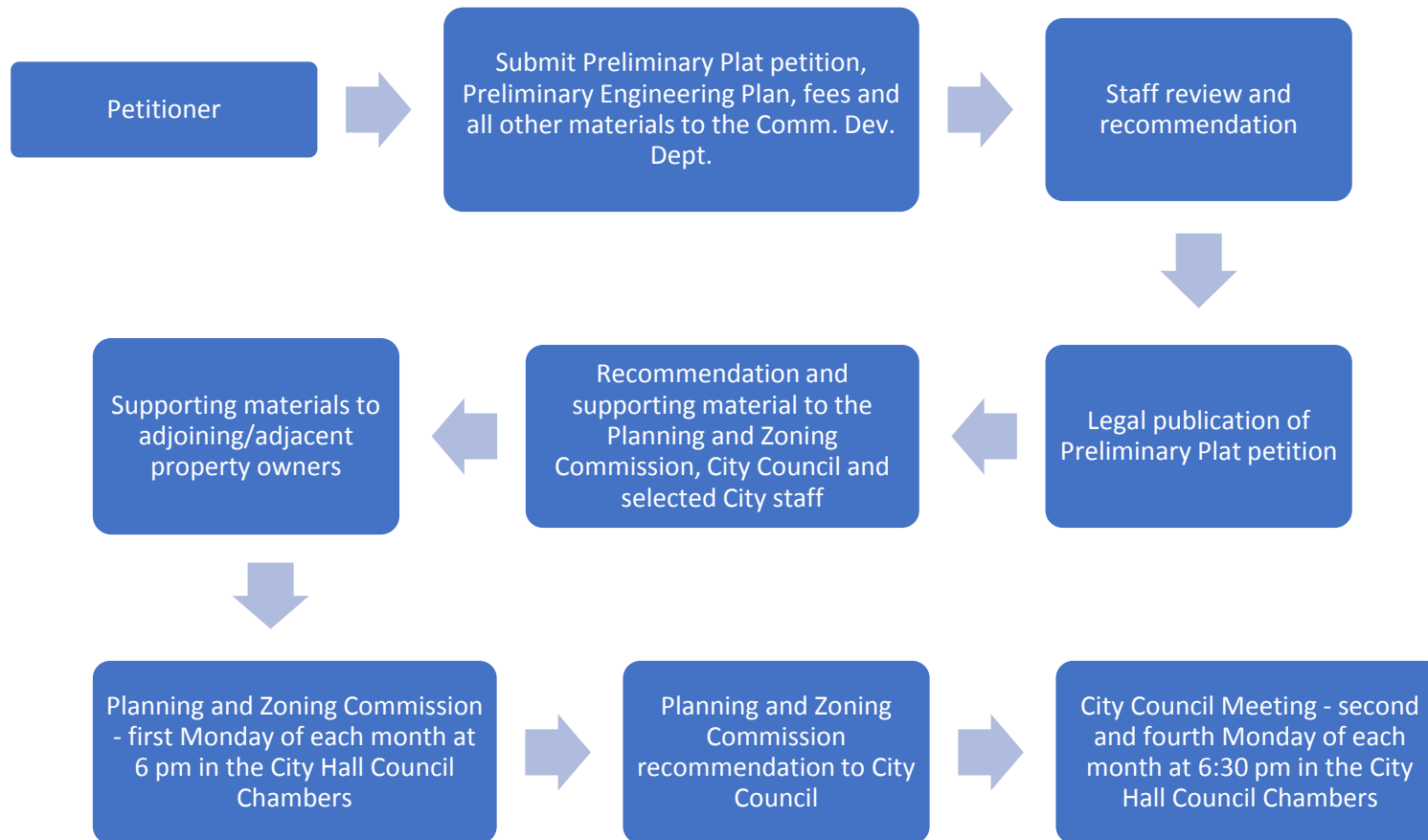
SPECIAL USE – ZONING FLOW CHART



The Special Use – Zoning flow chart process is based on a minimum 10 week process. Please note that the Special Use Application, fees and all other required materials are all due 45 days before the desired Planning and Zoning Commission meeting. In addition, an application with a legal description must be submitted to the Community Development Department on the second Thursday of the month that is prior to the month of the Planning and Zoning Commission meeting: this is because the legal notice for the public hearing must be published in the newspaper on the third Thursday of the month. For this public hearing, the petitioner is required to notify by mail all adjacent property owners within 250 feet of the subject property. This must be done no less than 15 days and no greater than 30 days before the public hearing at the Planning and Zoning Commission meeting. The Planning and Zoning Commission will review the petition and may then recommend revisions to the plat. This means that further review by staff and/or other committees may be necessary before being sent to City Council, where formal voting will take place. Petitioners are strongly advised to study the calendar and schedule of dates very carefully because the meetings must be attended in the order presented here, despite the fact that the meetings may be out of chronological order for the month.



PRELIMINARY AND FINAL PLAT OF SUBDIVISION FLOW CHART





PRELIMINARY PLAT FLOW CHART

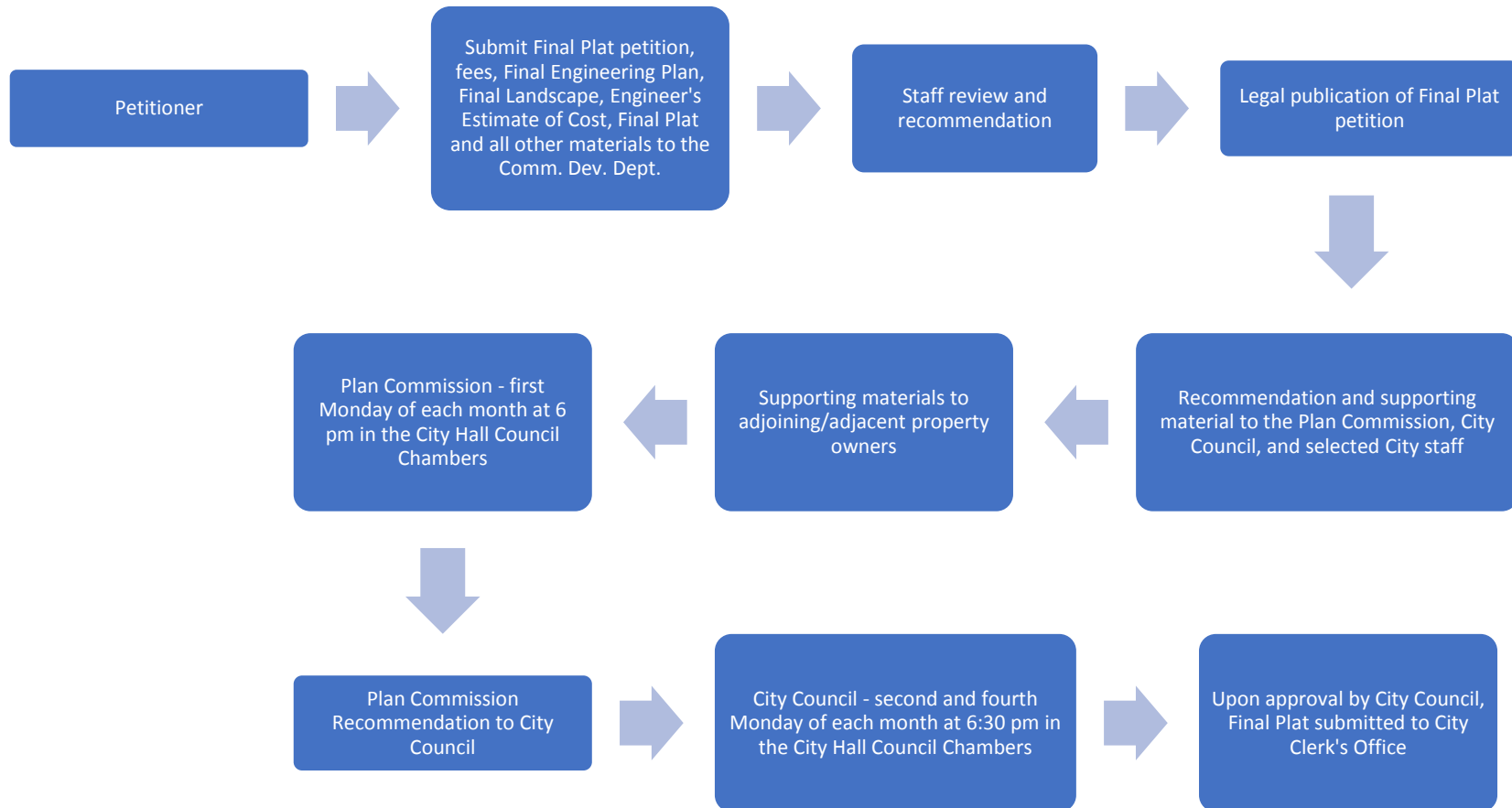
The process illustrated in the Preliminary Plat Flow Chart will take a minimum of 9 weeks to complete. It should be noted that the application, preliminary engineering plat, fees and all other materials must be turned in 45 days before the desired Planning and Zoning Commission meeting so that the staff may review the necessary materials.

After the recommendation has been given by the Planning and Zoning Commission, the project will go to a City Council meeting, where a formal vote will take place.

Petitioners are strongly encouraged to study the dates of the meetings to minimize the amount of time that it takes to complete the entire process. This chart is only to be used as a visual aide, and for all official processes, the application or a city staff member should be consulted.



FINAL PLAT FLOW CHART





FINAL PLAT FLOW CHART

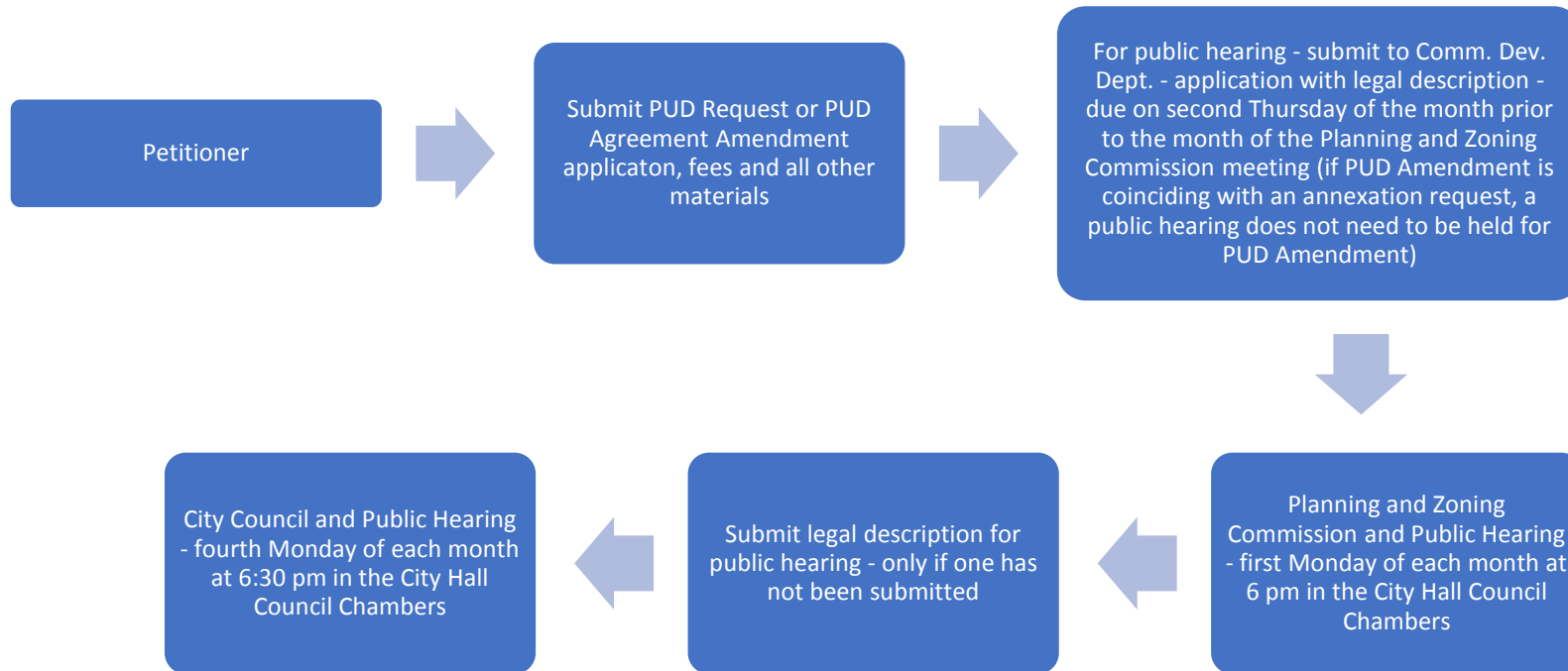
The Final Plat flow chart illustrates a process that will take an estimated 12 weeks for meetings to complete. Please note that the Final Plat application, fees and all other required materials are all due 60 days before the desired Planning and Zoning Commission meeting.

The meeting process will end with the City Council meeting, and upon approval, will proceed to the recording stage. The recording process involves approval by the City Engineer, and all fees being up to date with the city. After both of these conditions are met, the petitioner may then submit the final plat (mylar) for signatures prior to being recorded at the County Clerk's office.

Petitioners are strongly advised to study the calendar and schedule of dates very carefully because the meetings must be attended in the order presented here, despite the fact that the meetings may be out of chronological order for the month. Often times, this will mean that the process may take longer than 12 weeks.



PUD REQUESTS AND PUD AGREEMENT AMENDMENTS





PUD REQUESTS AND PUD AGREEMENT AMENDMENTS

The process for PUD requests and PUD Agreement Amendments will take a minimum 9 weeks to complete. It should be noted that the application, fees and all other materials must be turned in 45 days before the desired Planning and Zoning Commission meeting. In addition, an application with a legal description must be submitted to the Community Development Department on the second Thursday of the month that is prior to the month of the Planning and Zoning Commission meeting: this is because the legal notice for the public hearing must be published in the newspaper on the third Thursday of the month. For the public hearing, petitioners are required to notify by mail of public hearing all adjacent property owners within 250 feet of the subject property. If the PUD Agreement Amendment coincides with an annexation request, this first public hearing does not need to be held. This is because a public hearing will need to be held for the annexation request itself.

After the recommendation has been given by the Planning and Zoning Commission, further review by staff and/or other committees may be necessary before being sent to City Council, where formal voting will take place. At this time, a public hearing during a City Council Meeting will be required and will only be held on the fourth Monday of the month.

Petitioners are strongly encouraged to study the dates of the meetings to minimize the amount of time that it takes to complete the entire process.