

10.2-2 STEP 2-CONCEPTUAL PLAN PROCEDURE

- a. Intent - The intent of the Conceptual Plan Submission is to obtain direction from City Council for the development of a parcel of land in accord with the plans, programs, and schedule submitted as this part of the Planned Unit Development application. Following conceptual plan review, the petitioner can proceed to subsequent steps of the Planned Unit Development procedure with reasonable assurance that if the agreed to concept is carried forth, preliminary and final plat approval will be granted.
- b. Procedure - A request for approval of a Conceptual Plan, as a step in the Planned Unit Development procedure, shall be submitted to the City and subsequently shall be referred to the City Council for review. The required procedure for review of the Plan shall be:
 1. Submission of the items required of a Conceptual Plan petitioner as identified under the "Submission Requirements" Section. Said submission requirements fall into two general categories:
 - a. Submission of data required at the time application is made for Conceptual Plan Review ;
 - b. Submission of data required at the time of the meeting before the City Council pertaining to the specific Conceptual Plan.
 2. The City Council shall hold a meeting on the application for a Planned Unit Development Conceptual Plan in accord with the procedures established for in this Ordinance.
 3. The City Council, after receipt of the Conceptual Plan, shall provide direction, modify, or disapprove the Plan within sixty (60) days, unless an extension is requested by the petitioner.

It is emphasized that no building or construction whatsoever may take place within the proposed Planned Unit Development and no permits may be issued, until Final Plat and accompanying data has been submitted, approved and recorded. Review of the Conceptual Plan shall constitute an interim zoning acceptance of the land use and density concepts specified therein, and shall indicate the general acceptance of the City Council to approve a "Preliminary Plat/Plan that carries out, refines, and implements the concepts expressed in the Conceptual Plan. The Conceptual Plan and Preliminary Plat for the first stage or stages of a Planned Unit Development may be filed and approved simultaneously.