

Staff Report

Subject: Ordinance Revision
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Department: Development Services
Date: April 16, 2024

Item Description: Amendment To Chapter 14 - Buildings and Building Regulations Article II - Construction Code Division 2 - Section 14-56 - Permits

Summary Recommendation

The county needs a section of the ordinance that requires a professional site plan for non-residential land development. The county has a process for site plan development for residential development in the subdivision ordinance.

Executive Summary/Background

Development Services is recommending the following changes:

- an applicant shall submit a Site Plan of the proposed development for non-residential properties located in B-1, B-2, B-3, PD-Manufacturing, PD-Commercial, Light Industrial, and Heavy-Industrial zonings.
- fully completed Site Plan by a licensed engineer, surveyor, or other qualified professional shall be submitted to Development Services and approved by the Board of Commissioners prior to any land disturbing activities or building permits can be reviewed and issued.
- The Site Plan shall be drawn at a scale of not less than 100 feet to one inch, and it shall include a vicinity map at a scale of approximately one-inch equals one mile showing the relationship of the proposed development to surrounding development.

Alternatives:

Approve an amendment to the Code of Ordinances **Chapter 14**

Deny an amendment to the Code of Ordinances **Chapter 14-Buildings and Building Regulations Article II, Section 14-56.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: Site Plan Ordinance