

Society Hill Approval Process

April 18, 2023 (Draft)

Step 1: Owner will submit to City Staff current concept plans, pre-application form and a narrative setting forth any special considerations, likely deviations, and questions to address in preparing a new site plan package to replace that previously approved in the Consent Judgment. The Owner and City Staff will then meet in the manner of a usual pre-application meeting to review and relay initial comments and thoughts and to provide further guidance to Owner for preparation of preliminary site plan application.

Step 2: City Staff/Consultants will review the concept plans in greater detail and provide written comments and questions, if any, to the Owner. Owner will then provide a response letter with answers to any questions and whether any changes to the concept plans are contemplated. Owner may at that time also provide revised concept plans. The concept plans (original or revised), Staff/Consultant review letters, and Owner's response letter will be forwarded to City Council for review. Action by Council, if any, will be determined at that time.

Step 3: Assuming direction to move forward, Owner will prepare and submit a complete preliminary site plan application package, including proposed ordinance deviations and items discussed at the above-described meetings. Owner will pay all usual application and review fees.

Step 4: City Staff and Consultants will review and prepare written comments and recommendations (revise or move forward). Owner will respond to the comments and/or provide a revised submittal package. City Staff will schedule a public hearing at City Council and send required notices to newspaper and surrounding property owners. Owner may elect to submit the preliminary site plan to City Council for consideration and action even if there is disagreement with or a negative recommendation by City Staff/Consultants.

Step 5: City Council will hold the public hearing, and consider the proposed preliminary site plan (including woodland and wetland permits, stormwater management plan and any required

Special Land Use approval) and proposed amendment to the Consent Judgment at the public hearing. City Council may take action at such hearing or may delay action in accordance with typical land use approval hearing processes. If the City Council approves the preliminary site plan and proposed amendment to the Consent Judgment, counsel for the parties will finalize the amendment and submit it to the Court for entry.

Following entry of the Consent Judgment, Owner will prepare and submit a Final Site Plan application package and fee to Community Development Department, which will be processed in accordance with the City's Zoning Ordinance and other City Code provisions in the normal course of development approvals.