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APPROVED:	Alex Singbush, Site Code Consistency Coordinator

POLICY

Planning and Development Department staff are directed to use the Site Commercial Plot Plan (SCPL) where no formal approved site plan exists, and the scope of work is limited. The Site Commercial Plot Plan was created in lieu of a formal site plan for projects with minor exterior improvements and a commercial building permit submittal. The SCPL helps consolidate the development process for adaptive reuse projects.

This policy applies to Tiers 1, 2, and 3 for structures permitted prior to 2000.

Tier 1: 5,000 square foot maximum. This can include an addition to the existing building. The addition cannot exceed 50% of the square footage of the existing building and a combined total of 5,000 square feet.

Tier 2: Greater than 5,000 square feet to 25,000 square feet.

Tier 3: Greater than 25,000 square feet to 100,000 square feet and Large-Scale Commercial Retail as defined in the Zoning Ordinance “big box” (Mercantile Occupancy).

For more information or for a copy of this publication in an alternate format, contact Planning & Development at 602-262-7811 voice or TTY use 7-1-1.