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APPROVED:	Alex Singbush, Site Code Consistency Coordinator

POLICY

Planning and Development Department staff are guided to use the department's combination site/landscape plan review process, where appropriate, based on the project's scope of work. The site/landscape combination plan can be used for Adaptive Reuse Program Projects where the scope of work includes minor site improvements and building additions with the addition of 20 or less trees are proposed/required. This policy would also cover the additional ordinance requirements for associated shrubs and groundcover.

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

Tier 1: 5,000 sq. ft. 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 sq. ft. to 25,000 sq. ft.

Tier 3: Greater than 25,000 sq. ft. to 100,000 sq. ft. 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.