



# Proposed Emergency Ordinance: Phased Approvals for Building Permits

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November 16, 2020

# Proposed Ordinance

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- Amends LDC 21-3210 (Building and Sign Permits) to allow partial building permit for large non-residential projects that would otherwise not be permitted due to:
  - Lack of complete plans; or
  - Plat/zoning standards (other than uses).
- Intended to address:
  - Provide flexibility in limited circumstances
  - Retain economic development prospects
  - Assist in obtaining financing of projects



# Phased Approval Concept

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- Director authorization where issuance would create positive precedent for the area
- No obligation/expectation of further approvals
- Safeguards:
  - Construction is “at risk” and would be removed if other approvals not given
  - Other approval must have undergone substantial review first
  - Remains subject to all other requirements



# Staff Recommendation

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- Approval as an emergency ordinance to allow immediate implementation (requires 7 affirmative votes)

