

Substantial Change for Revised Preliminary Plans



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When preliminary plans are approved as part of a rezoning or special use permit application, future development must comply with the approved development plans for the property. While some minor modifications can be made, changes that are considered substantial require consideration by the Planning Commission and City Council at a public hearing.

As outlined in Section 18.140.200 of the Unified Development Ordinance, a substantial change is one meeting any of the criteria listed below. While most of the criteria are measureable, some are subjective and are dependent upon some judgment by the city staff.

1. Increases in the density or intensity of residential uses of more than five percent.
2. Increases in the total floor area of all nonresidential buildings covered by the plan of more than ten percent.
3. Increases of lot coverage of more than five percent.
4. Increases in the height of any building of more than ten percent.
5. Changes of architectural style which will make the project less compatible with surrounding uses.
6. Changes in ownership patterns or stages of construction that will lead to a different development concept.
7. Changes in ownership patterns or stages of construction that will impose substantially greater loads on streets and other public facilities.
8. Decreases of any peripheral setback of more than five percent.
9. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas.
10. Changes of traffic circulation patterns that will affect traffic outside of the project boundaries.
11. Modification or removal of conditions or stipulations to the preliminary development plan approval.
12. For any development proposed in the RP-OE, RP-OS or PRN zoning districts, any change in the specified use or maintenance of any designated open space lands.
13. For any development proposed in the PRN zoning district, any changes in the type of dwelling units or style of dwelling units proposed to be constructed in a particular area or block.