

ARTICLE 14-20 DEVELOPMENT REVIEW

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SECTION 14-20-1 PURPOSE

The principal purpose of development review is to establish development standards for the Town, and provide project review procedures to determine compliance with the provisions of the technical codes and development policies of the Town of Mammoth. Further, development review is intended to promote an aesthetically pleasing and economically viable community.

SECTION 14-20-2 DEVELOPMENT REVIEW REQUIRED

A. All applications for permits for the construction of any building, structure or sign in the following Zoning Districts shall be required to comply with the Development Review Procedures set forth in this Article.

CD-Cluster Development and MAD Master Planned Development
MHP Manufactured Home Park
C District-Commercial
Ind. 1 District-Light Industrial

The initial review shall be coordinated by the Planning Commission and shall include the recommendations of other Town Departments as necessary.

B. The Planning Director or his designer may approve, conditionally approve, or disapprove proposed plans for the following:

1. Signs which conform to Section 14-9 Sign Regulations, and are rectilinear in shape, do not exceed two colors (one background color and one lettered color.) and are not part of a project which requires review by the Planning Commission or Town Council.

2. Duplexes, triplexes, fourplexes which are not part of a project containing more than one building.

3. Commercial structures which meet the requirements of all applicable ordinances and do not exceed 1,500 square feet in size.

C. The Planning and zoning commission shall review and approve, conditionally approve, or disapprove all applications for proposed projects not included in Subsections above.

D. The Planning Director may refer any application for Development Review directly to the Planning Commission with or without a recommendation.

E. Any proposed plan shall be approved, conditionally approved or disapproved within thirty (30) days after a completed application has been submitted, unless the applicant shall request such time be extended.

SECTION 14-20-3 APPLICATION REQUIRED

All applications for development review shall be made on forms provided by the Planning Department and all applicable information shall be provided by the applicant.

SECTION 14-20-4 FEES

Fees for Development Review shall be established by resolution of the Town Council. Fees shall be paid at the time of application for Development Review.

SECTION 14-20-5 DEVELOPMENT PLAN REQUIRED

Each application for Development Review shall be accompanied by a development plan which shall include the following:

1. Site Plan: Fully dimensioned and including the location of all proposed and existing structure, parking areas, landscape areas, walls, sidewalks, egress and ingress, and other elements of the proposed project.
2. Landscape Plan: Including a schematic representation of the location of all plant materials and screening walls, a plant materials schedule including plant name and variety, number used in plan, on-center spacing when appropriate, and plant characteristics.
3. Building Elevations: (North, South, East and West) for all on-site structures, noting all exterior finish materials and color.
4. Details of all screening, decorative and perimeter walls.

SECTION 14-20-6 DEVELOPMENT STANDARDS

A. Building Elevations:

1. All building elevations/faces visible from a public street or adjacent residential neighborhood zoning district shall include architectural treatment including design elements and relief. In this context, plain blank walls shall be avoided.
2. All roof mounted mechanical equipment or duct work shall be screened from public view.
3. Gutters, down spouts and similar items shall be painted to match or compliment the color of the building.
4. Loading docks and storage shall be screened form public view.

B. Site:

1. All required parking areas including spaces and attendant back-up maneuvering area, shall be designed and constructed in accordance with the following:

a. Surface: All required parking spaces, attendant back-up maneuvering areas and driveways shall have a dust free and permanent surface.

b. Striping: All parking lots shall be striped. The stripping pattern shall delineate individual parking stalls having a minimum dimension of 9' x 20' (or as otherwise allowed by ordinance) in a configuration which allows a minimum clear backup/maneuvering area of 24' from which vehicles may access or exit the parking space. All striping shall be maintained in a legible manner.

c. All parking areas which are co-terminus with landscape areas shall be bordered with a six-inch (6") continuos curb or an approved alternative which in no case shall include bumper blocks.

(3') d. All parking areas shall terminate at a distance no less than three feet from the exterior wall of any building or structure. The intervening area shall be appropriately landscaped if not used as an elevated sidewalk. If used as a sidewalk with other than parallel parking the sidewalk shall have a minimum width of five feet (5'). If the intervening area is landscaped, the depth of the parking space may be reduced to 17 1/2 feet when the provisions of letter "c" above are complied with.

e. Bumper blocks or curbing shall be utilized to protect screening walls and refuse enclosures from vehicular contact.

f. No driveway shall exceed thirty feet (30') in width at property line and there shall be a minimum of thirty feet (30') between driveways. When approved by the Planning director or Planning and zoning commission,

driveway separation may be adjusted on a case by case basis to insure adequate and safe ingress and egress. driveways accessing a multi-tenant development may be a maximum of forty feet (40') in width .

g. Undeveloped areas proposed for future expansion shall be kept in a weed and litter free condition. Said areas may be planted in recognized landscape materials.

h. All outdoor refuse collection areas shall be screened from view by appropriate screening walls and when feasible, located at the rear of the site.

i. All outdoor storage shall be screened from public view. outdoor sales lots as allowed by the respective zoning districts shall be screened in conformance with the requirements for parking lots.

j. As required by this Article, screening walls shall be constructed of wood or masonry or an alternative approved by the Planning Commission and/or Council.

k. All proposals and plans shall be consistent with all applicable provisions of the Town code of Mammoth as it now exists or may be hereafter amended.

l. Access to the site and circulation thereon shall be safe and convenient for pedestrians, cyclists and vehicles.

C. Landscaping and Walls:

1. The use of native and/or drought tolerant plants is encouraged.

2. The front yard and street side yard setbacks as required by the individual zoning districts to which this Article is applicable shall be completely landscaped and devoid of parking and/or structures. Exceptions are driveways providing ingress and egress, and screening walls.

3. a four foot (4') wide landscape strip shall be provided along interior lot lines to a depth equal to that of the required front yard.

4. Any commercial or industrial development which is proposed for a site having a property line which is co-terminus with a residential site or zone shall provide a six foot (6') masonry wall and fifteen (15) gallon trees fifteen feet (15') on center along that portion of the property line which is co-terminal.

5. Developments in Commercial Districts shall provide landscape areas in the matrix of the parking lot at a ratio of not less than 100 square feet per 20 spaces.
6. All landscape material shall be maintained in a living condition and all landscape areas shall be maintained in a weed and letter free condition. All landscape areas shall be provided with a permanent irrigation system.
7. the use of artificial plant materials to satisfy any portion of the landscape requirements of this Ordinance is prohibited.
8. All unpaved areas which are open to the sky shall be landscaped.

SECTION 14-20-7 MODIFICATIONS OF MINIMUM STANDARDS

A. the Planning and Zoning Advisory Commission may permit modifications to the minimum standards set forth where reasonably required by the location of the lot or unique circumstances of the lot.

B. In approving any modification, the Planning and zoning commission shall make the following findings. All findings shall be supported by verifiable evidence.

Required Findings:

1. That the proposed modification(s) will yield a project design which is equally or more desirable in terms of function, aesthetics, view, and general appropriateness than that which would result by requiring strict adherence to the terms and regulations of this Section.
2. That the proposed modification(s) shall in no way impair the health, safety and welfare of future occupants of the proposed development, adjacent developments or residents of the Town of Mammoth.
3. That strict adherence to certain of the terms and regulations of this Article is not required in order to protect the property value of adjacent and nearby properties.
4. That the proposed modification(s) is/are consistent with the policies and goals embodied in the Community Plan.

SECTION 14-20-8 APPEAL TO PLANNING COMMISSION

In the event the applicant or any interested person is aggrieved by the decision of the Planning Director, and appeal in writing with the appropriate appeal fee as set by the Town Council Resolution may be submitted to the Planning and zoning Commission within fifteen (15) calendar days following the date of decision by the Director. Within

thirty (30) days following the filing of an appeal the Commission shall affirm, modify or reverse the decision of the Planning Director.

SECTION 14-20-9 APPEAL TO TOWN COUNCIL

In the event the applicant or any interested person is aggrieved by the decision of the Planning and Zoning Commission, a written appeal accompanied by the appropriate fee may be submitted to the Town Council within fifteen (15) days following the date of decision by the Commission.

SECTION 14-20-10 APPROVAL AS PERQUISITE TO ISSUANCE OF PERMIT

No permit for the construction of any building or structure shall be issued in any case hereinabove mentioned until such plans, drawings or sketches have been approved by the Planning Director or Planning Commission or, on appeal, by the Town Council. all buildings, structures and grounds shall be developed in strict conformance with said plans, drawings or sketches as finally approved.

SECTION 14-20-11 REVOCAION OF PERMIT

The Planning Director may issue a stop-work order and the Planning Commission may, after a public hearing with notice to the permittee, revoke any approval given pursuant to this Article for non-compliance with any of the conditions imposed through approval process. Such revocation shall be deemed revocation of the permit. Written notice of intention to revoke shall be mailed to the permittee not less than thirty (30) days before the Planning Commission hearing date. Said revocation may be appealed in the manner provided in Section 14-20-8.

SECTION 14-20-12 LAPSE OF APPROVAL PERIOD

The development review approval is conditioned upon the rights of privileges acquired thereby being utilized within one (1) year after the effective date of approval and should the rights or privileges not be executed or utilized within said year, or when a building permit has not been issued within said year, or when some form of construction work is involved which has not actually commenced within said year, or if so commenced, is not diligently pursued to completion, said approval shall automatically lapse except that if said utilization or construction has been delayed by Town delay in approving plans, then the Planning director may, upon the request of the permittee, for any cause, grant a reasonable extension of time in addition to the one-year period hereinabove provided. Such a request for extension shall be filed with the Planning director fifteen (15) days prior to the expiration of the one-year approval period. Only one such extension shall be granted and said extension shall in no case exceed six (6) months.