

## **Overview**

### **Exec Summary**

#### **Problems Identified**

*Early Involvement*

*Changes to application*

*Consistency with Community Vision*

*Complexity and cost of application*

*DeNovo vs. On-the-record Appeals*

#### **Problem Discussion**

##### ***Education***

###### **Early Involvement**

Pamphlet and Web Page on Goals and Roles in  
Pre-App

###### **Changes to application**

###### **Consistency with Community Vision**

Educate Applicant about Comp Plan and NA plan  
Architecture review board

###### **Complexity and cost of application**

###### **DeNovo vs. On-the-record**

##### ***Administrative Changes***

###### **Early Involvement**

Notice to affected properties before first NA  
meeting. Notice describes process

###### **Changes to application**

City required changes not allowed after  
Application Complete without restarting 120 day  
clock.

City imposed changes require an additional NA  
meeting

###### **Consistency with Community Vision**

###### **Complexity and cost of application**

###### **DeNovo vs. On-the-record**

##### ***Code Changes***

###### **Early Involvement**

###### **Changes to application**

###### **Consistency with Community Vision**

###### **Complexity and cost of application**

###### **DeNovo vs. On-the-record**

## **Recommendations**