



PLANNING COMMISSION PRD AMENDMENT

PRD Amendment Classifications

A proposed change to an approved Planned Redevelopment District (PRD) shall be classified in one of the following categories:

1. MINOR CHANGE - Director Approval

The Planning Director is authorized to grant the following proposed Minor Changes under **Director Review** procedures. The Planning Director may refer any proposed Minor Changes to the Planning Commission.

- a. Alterations that lessen the intensity of the use without compromising the approved plan.
- b. Changes in the building size, up to five (5) percent in Gross Floor Area.
- c. Movement of buildings or other structures by not more than five (5) feet.
- d. Replacement of plant materials specified in the landscape plan with comparable materials of an equal or greater size.
- e. Changes in building materials to a comparable or higher quality.
- f. Changes in floor plans that do not alter the character of the use.
- g. Changes required by outside agencies such as county, State, or federal departments provided the integrity of the project is not compromised, and the Planning Commission is informed of the change.

2. MINOR DEVIATION – Planning Commission Approval

The Planning Commission shall review the following proposed Minor Deviations under **Site Plan Review** procedures. The Planning Commission may hold a public hearing on any deviation from the adopted PRD.

- a. Change in building size, up to fifteen (15) percent in Gross Floor Area.
- b. Movement of buildings or other structures by not more than fifteen (15) feet.
- c. Replacement of plant materials specified in the landscape plan with materials of lesser quality or smaller than the approved size.
- d. Changes in building materials to a lesser quality than approved.
- e. Changes required by outside agencies such as county, State, or federal departments where the integrity of the project is compromised.

3. MAJOR AMENDMENT – Planning Commission Approval

The Planning Commission shall review the following proposed Major Amendments as a **Zone Change**. A Public Hearing shall be held and the Planning Commission shall submit a recommendation to the City Commission, which makes the final decision.

- a. Change in the use or character of the development or any increase in residential density.
- b. Increase of fifteen (15) percent or more in Gross Floor Area.
- c. Increase in traffic or circulation impact.
- d. Reduction in greenspace by more than five (5) percent.
- e. Any proposed change that the Planning Director or Planning Commission determines is a Major Amendment.