

EXHIBIT "A"  
Economic Expansion Zone DRAFT Amendment  
10/3/12  
Town Council Approved Version

Note: Language to be added is ALL CAPS

CHAPTER 22  
REVIEW AND APPROVAL PROCEDURES

Section 22.9 Design Review

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A. Applicability

1. Design Review Applicability

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E. EXCEPTIONS

I. NEW DEVELOPMENT PROJECTS OR EXPANSIONS OF EXISTING DEVELOPMENTS WITHIN THE ECONOMIC EXPANSION ZONE (EEZ) ARE NOT SUBJECT TO CDRB REVIEW OR TOWN COUNCIL APPROVAL EXCEPT AS PROVIDED IN SECTION 24.9.B.2.

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CHAPTER 24  
SUPPLEMENTARY DISTRICT REGULATIONS

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(NEW SECTION)

SECTION 24.9 ECONOMIC EXPANSION ZONE

A. PURPOSE

THE PURPOSE OF THIS OVERLAY DISTRICT IS TO PROVIDE A STREAMLINED REVIEW PROCESS FOR DEVELOPMENT IN RANCHO VISTOSO NEIGHBORHOOD 3 (INNOVATION PARK), THEREBY SUPPORTING TOWN ECONOMIC DEVELOPMENT INITIATIVES WHILE PRESERVING AND PROTECTING THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

## B. APPLICABILITY

THE ECONOMIC EXPANSION ZONE (EEZ) REVIEW PROCESS IS AVAILABLE TO ALL PROPERTY LOCATED WITHIN THE EEZ INNOVATION PARK OVERLAY DISTRICT BOUNDARIES, WHICH INCLUDE INNOVATION PARK IN RANCHO VISTOSO NEIGHBORHOOD 3, WITH THE EXCEPTION OF ANY PROPERTY WITHIN 600 FEET OF RANCHO VISTOSO PAD RESIDENTIAL ZONES, AS DEPICTED IN THE OVERLAY MAP.

1. THE EEZ PROCESS IS AVAILABLE TO NEW DEVELOPMENT OR ADDITIONS, EXPANSIONS, OR CHANGES TO EXISTING DEVELOPMENT PROPOSING PERMITTED USES AND OTHERWISE CONSISTENT WITH EXISTING ZONING AND DEVELOPMENT STANDARDS.
2. THE PROVISIONS OF THIS SECTION DO NOT APPLY TO APPLICATIONS FOR AMENDMENTS TO THE ZONING OR PLANNED AREA DEVELOPMENT STANDARDS, OR APPLICATIONS FOR CONDITIONAL USE PERMITS.

## C. GENERAL PROVISIONS

### 1. EXEMPTION FROM CONCEPTUAL DESIGN APPROVAL PROCESS

DEVELOPMENT APPLICATIONS COMPLYING WITH THE REQUIREMENTS OF SUBSECTION "B" SHALL BE EXEMPTED FROM THE FOLLOWING REQUIREMENTS:

- a. CDRB REVIEW AND TOWN COUNCIL APPROVAL OF CONCEPTUAL SITE PLAN, CONCEPTUAL ARCHITECTURE, AND CONCEPTUAL PUBLIC ART, AS CONTAINED IN SECTION 22.9.A AND SECTION 22.9.D.4.
- b. PUBLIC OUTREACH REQUIREMENTS OF SECTION 22.15.

### 2. APPROVALS REQUIRED

DEVELOPMENT APPLICATIONS COMPLYING WITH THE REQUIREMENTS OF SUBSECTION "B" SHALL COMPLY WITH THE FOLLOWING REVIEW AND APPROVAL PROCESS:

- a. EXCEPT AS PROVIDED ABOVE, THE PLANNING & ZONING ADMINISTRATOR SHALL ENSURE COMPLIANCE WITH ALL PROVISIONS OF SECTION 22.9.D, CONCEPTUAL DESIGN REVIEW.
  - I. THE FORM AND CONTENT OF ALL SUBMITTALS SHALL COMPLY WITH SECTION 22.9.D.2.

- II. THE APPLICATION SHALL BE DISTRIBUTED FOR AGENCY REVIEW CONSISTENT WITH SECTION 22.9.D.3.
  - III. THE REVIEW TIMEFRAMES SHALL BE CONSISTENT WITH ESTABLISHED REVIEW PERIODS.
- b. THE PLANNING & ZONING ADMINISTRATOR SHALL EVALUATE CONFORMANCE OF CONCEPTUAL DESIGN REVIEW SUBMITTALS TO THE ZONING CODE, WITH SPECIFIC EMPHASIS ON:
  - I. CONFORMANCE WITH CONCEPTUAL DESIGN REVIEW PRINCIPLES (SECTION 22.9.D.5 AND SECTION 27.3.H).
  - II. CONFORMANCE WITH ADDENDUM "A" DESIGN STANDARDS..
- c. THE PLANNING & ZONING ADMINISTRATOR SHALL MAKE SPECIFIC FINDINGS OF COMPLIANCE WITH APPLICABLE CONCEPTUAL DESIGN PRINCIPLES, ADDENDUM "A" DESIGN STANDARDS, AND OTHER PROVISIONS OF ZONING CODE AND SHALL GENERATE A REPORT OF SAID FINDINGS.
- d. THE PLANNING & ZONING ADMINISTRATOR SHALL APPROVE, DISAPPROVE OR CONDITIONALLY APPROVE THE CONCEPTUAL DESIGN SUBMITTAL BASED ON SPECIFIC FINDINGS AS OUTLINED IN THE REPORT.
- e. CONDITIONS MAY BE IMPOSED IN ORDER TO FULLY CARRY OUT THE PROVISIONS AND INTENT OF THE ZONING CODE.

### 3. APPLICANT APPEAL OF ADMINISTRATIVE DECISION

- a. THE APPROVAL, WITH OR WITHOUT CONDITIONS, OR DENIAL OF AN APPLICATION SHALL BE FINAL UNLESS, WITHIN TWENTY (20) DAYS FROM THE DATE OF THE PLANNING & ZONING ADMINISTRATOR'S DECISION, THE APPLICANT FILES AN APPEAL IN WRITING TO THE TOWN CLERK.
- b. SUCH APPEAL SHALL BE IN SUBMITTED IN WRITING TO THE TOWN CLERK AND SHALL INDICATE WHERE, IN THE OPINION OF THE APPELLANT, THE PLANNING AND ZONING ADMINISTRATOR WAS IN ERROR.

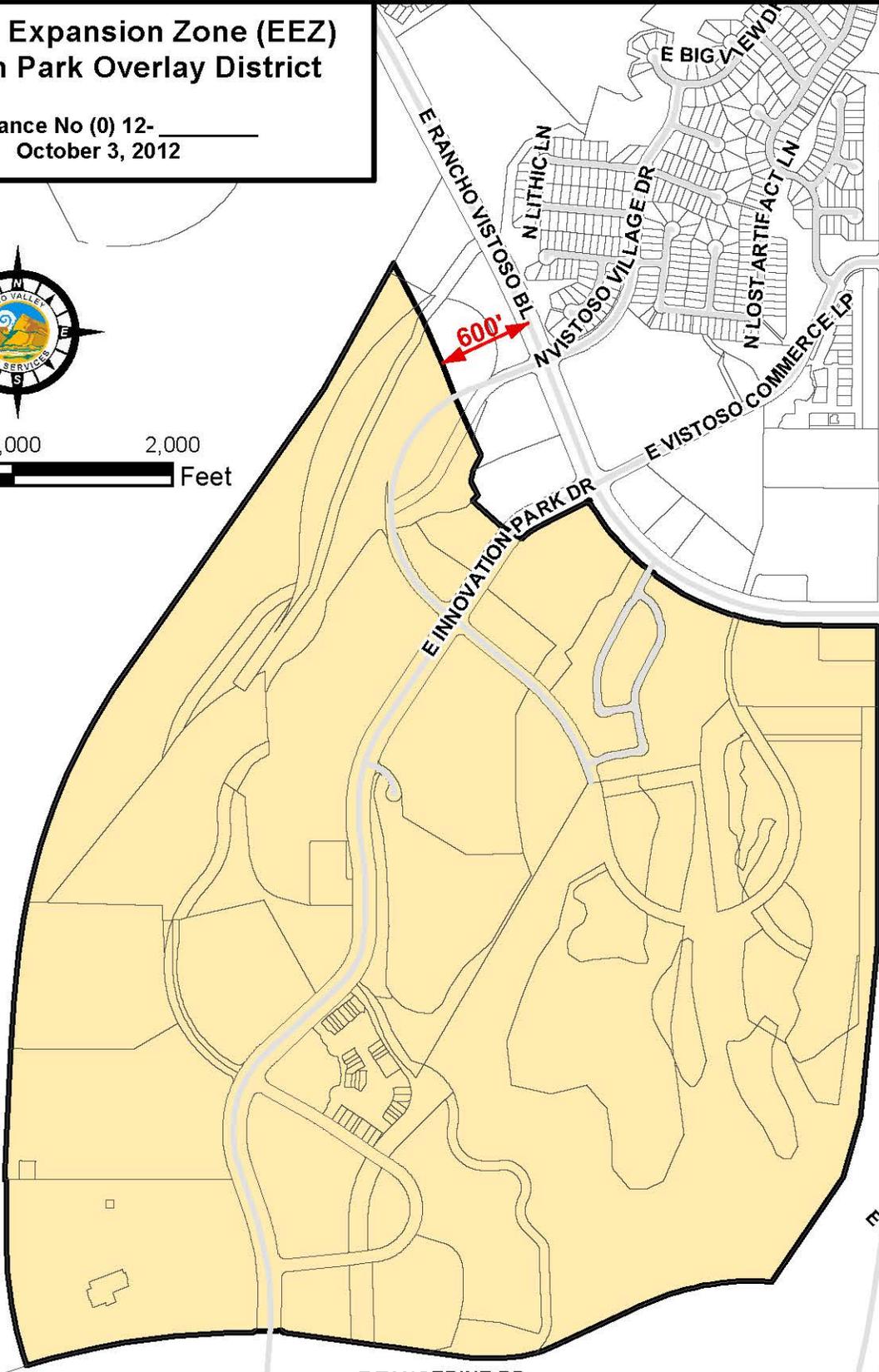
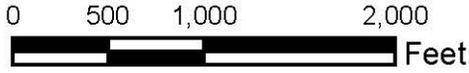
- c. THE TOWN CLERK SHALL SCHEDULE THE APPEAL FOR TOWN COUNCIL REVIEW AND THE TOWN COUNCIL, AT ITS MEETING, SHALL UPHOLD, MODIFY OR OVERRULE THE DECISION.
- d. THE DECISION OF THE TOWN COUNCIL SHALL BE FINAL.

4. TOWN COUNCIL REVIEW OF ADMINISTRATIVE DECISION

- a. THE APPROVAL, WITH OR WITHOUT CONDITIONS, OR DENIAL OF AN APPLICATION SHALL BE FINAL UNLESS, WITHIN TWENTY (20) DAYS FROM THE DATE OF THE PLANNING & ZONING ADMINISTRATOR'S DECISION, A MAJORITY OF THE TOWN COUNCIL REQUESTS REVIEW OF THE PLANNING & ZONING ADMINISTRATOR'S DECISION.
- b. THE TOWN COUNCIL SHALL HAVE THE RIGHT AND PREROGATIVE TO INITIATE ITS OWN REVIEW OF ANY DECISION OF THE PLANNING AND ZONING ADMINISTRATOR.
- c. THE TOWN COUNCIL SHALL UPHOLD, MODIFY, OR OVERRULE THE DECISION OR MAY REFER THE APPLICATION TO THE CONCEPTUAL DESIGN REVIEW BOARD FOR THEIR RECOMMENDATION PRIOR TO TAKING ACTION.
- d. NOTICE OF TOWN COUNCIL-INITIATED REVIEW OF AN ADMINISTRATIVE DECISION SHALL BE GIVEN TO THE APPLICANT BY THE TOWN CLERK WITHIN TEN (10) DAYS OF TOWN COUNCIL ACTION.
- e. THE DECISION OF THE TOWN COUNCIL SHALL BE FINAL.

# Economic Expansion Zone (EEZ) Innovation Park Overlay District

Ordinance No (0) 12-\_\_\_\_\_  
October 3, 2012



Big Wash