



CITY OF IOWA CITY COUNCIL ACTION REPORT

September 5, 2023

Ordinance amending Title 18, entitled "Site Plan Review," Chapter 2, entitled "Procedures and Submittal Requirements," to extend the time a site plan remains valid. (Second Consideration)

Prepared By:	Tracy Hightshoe, Neighborhood & Development Services Director
Reviewed By:	Geoff Fruin, City Manager
Fiscal Impact:	None
Staff Recommendation:	Approval
Commission Recommendations:	N/A
Attachments:	Ordinance

Executive Summary:

The Iowa City City Code (Title 18 - Site Plan review) is subject to alteration and clarification as situations and circumstances change throughout the City. The proposed ordinance addresses issues that have arisen since the pandemic as they impact development. Due to various market factors, including but not limited to labor shortages, supply chain interruptions, and how contractors do business under new financial realities, site plan development is taking longer for some developments. This amendment extends the time a site plan remains valid.

Background / Analysis:

The current code, under Section 18-2-3, Effective Period of Plan Approval, provides that site plans remain valid for one year after the date of approval. The approved site plan is null and void if a building permit is not issued within one year of plan approval or if actual construction has not commenced within eighteen months of the site plan approval. This amendment will extend the length of time a site plan remains valid to three years after the date of site plan approval and construction must commence within 42 months of site plan approval. This time frame grants additional time for development, however places an expiration date in the not so distant future so that significant changes to development standards are not missed. If a building permit and construction has not commenced within this new time frame, the developer must resubmit for site plan approval and would be subject to any applicable changes in development standards since their original submittal.