17.67.080 Amendment procedures--Lapse of site plan.

A. Binding on Successors. An approved site plan shall be binding upon the applicant and any of its successors in title. Amendments which change the character, building design, density, or any other requirements or conditions contained in the site plan shall not be permitted without prior review and approval as set forth in this section.

B. Minor Changes. A minor change in the location or placement of buildings or specific improvements may be authorized by the DRT where unforeseen circumstances, such as site constraints, engineering problems, or the like require a change.

C. Major Changes. Major changes, such as alterations in the size, configuration, or change of use as defined in this chapter; significant realignments or changes to access, utilities, or storm water facilities; other changes which increase the density, scope, or intensity of occupancy; significant changes to project phasing; or other changes which significantly affect the overall design or intent of the project shall be treated as a major change, and shall be referred for review to the land use authority that originally authorized the site plan.

D. Review of Amendments. A land use authority reviewing an amendment application may approve, approve with conditions, or deny the application.

E. Lapse of Plan--Extension. If, within twelve months from the date of approval of a site plan, the applicant fails to satisfy approval conditions or diligently proceed with construction, then the City may declare a lapse of plan by delivering written notice to the applicant. A lapse of plan shall result in all prior approvals under this chapter being void and of no further effect. An extension of any site plan approval may be granted by the applicable land use authority upon a showing by the applicant of good cause, and provided that an extension is sought in writing within twelve months of the date of approval. Nothing in this section shall be deemed to alter or impair a phasing plan or construction schedule approved in a valid DIA. (Ord. 17-18 (part), 2017)