**Uniform Land Use Review Procedure (ULURP)**

<table>
<thead>
<tr>
<th>CITY MAP CHANGES</th>
<th>DEPARTMENT OF CITY PLANNING Application and Pre-Certification</th>
<th>COMMUNITY BOARD</th>
<th>BOROUGH PRESIDENT and BOROUGH BOARD</th>
<th>CITY PLANNING COMMISSION</th>
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</thead>
<tbody>
<tr>
<td>MAPS OF SUBDIVISIONS PLATTINGS</td>
<td>• Receives application and related documents.</td>
<td>• Notifies public.</td>
<td>• BP submits recommendation to CPC or waives right to do so.</td>
<td>• Holds public hearing.</td>
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<td>ZONING MAP CHANGES</td>
<td>• Forwards application and documents within 5 days to CB, BP, and CC (and BB, if project affects more than one CB).</td>
<td>• Holds public hearing.</td>
<td>• BB (if project affects more than one CB) may hold a public hearing and submit recommendation to CPC or waive right to do so.</td>
<td>• Approves, modifies or disapproves application.</td>
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<tr>
<td>CPC SPECIAL PERMITS</td>
<td>• Certifies application as complete.</td>
<td>• Submits recommendation to CPC, BP (and BB).</td>
<td>• Files approvals and approvals with modifications with City Council.</td>
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<tr>
<td>REVOCABLE CONSENTS FRANCHISE RFP’S MAJOR CONCESSIONS</td>
<td></td>
<td>• Can waive rights on franchise RFP’s and leases.</td>
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<tr>
<td>NON-CITY PUBLIC IMPROVEMENTS</td>
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<tr>
<td>HOUSING AND URBAN RENEWAL PLANS</td>
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<tr>
<td>LANDFILLS</td>
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<tr>
<td>DISPOSITION OF REAL PROPERTY</td>
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<tr>
<td>ACQUISITION OF REAL PROPERTY</td>
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<tr>
<td>SITE SELECTION</td>
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**Process Takes**

- No Specified Time Limit (after 6 months, applicant or BP in some cases, may appeal to CPC for certification).
- 60 Days
- 30 Days
- 60 Days
- 150 Days

**Total Days**

- 60 Days
- 90 Days
- 150 Days

**After CPC Approves Application**

- **Automatic Review by City Council:**
  - Zoning map changes
  - Zoning text changes (non-ULURP)
  - Housing and urban renewal plans
  - Disposition of residential buildings (except to non-profit companies for low-income housing)
  - 197-a plans**

- **"TRIPLE NO"—Automatic Review by Council of Items in Elective List (Below), IF:**
  - CB recommended disapproval (NO #1)
  - BP recommended disapproval (NO #2)
  - BP files objection with Council and CPC within 5 days of CPC approval (NO #3)

- **City Council May Elect to Review:**
  - City map changes
  - Maps of subdivisions or plattings
  - CPC special permits
  - Revocable consents, franchise RFP’s, and major concessions
  - Non-City public improvements
  - Landfills
  - Disposition of commercial or vacant property
  - Disposition of residential buildings to nonprofit companies for low income housing
  - Acquisition of real property
  - Site selection

**If CPC Disapproves Application, All Items are Defeated Except**

- Special permits, if Mayor certifies as necessary
- Zoning map and text changes, if Mayor certifies as necessary
- 197-a Plans, if Mayor requests approval**
- Urban Renewal plans, Per State Law.

**Mayor**

- Reviews application.
- May veto Council action.
- If Council does not act (or does not assume jurisdiction on items it must elect to review), may veto CPC decision.

**City Council**

- May override Mayor’s veto by 2/3 vote.

**Abbreviations:**

- DCP = Department of City Planning
- CPC = City Planning Commission
- CB = Community Board
- BP = Borough President
- CC = City Council
- BB = Borough Board

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**Notes:**

- Does not include 15 day review for proposed modifications.
- Refer to the “Rules for the Processing of Plans Pursuant to Charter Section 197-a” and the “197-a Plan Technical Guide” for 197-a Plan Review timeline.