



Northcross Mall Redevelopment

Limited Scope Audit Results to Date

Office of the City Auditor
December 14, 2006



Council Member's Request



- Compliance of the project's site plan with the City's site plan review process
- Quality and completeness of the project's site plan
- Responsiveness to related public information requests
- Chronology of the Big Box Ordinance and its relationship to the project

Compliance of the Site Plan



- Developer and the City were substantially in compliance with applicable laws and regulations
- Identified one exception:
 - Incomplete notice

Incomplete Notice



- City Code §25-1-133 outlines the notification requirements
- The Northcross notice did not:
 - State the earliest date that action under a decision may occur
 - Describe the procedure and requirements for becoming an interested party
- Effects

Quality and Completeness of the Site Plan



- Determined the site plan complied with all applicable requirements
 - All documents were filed timely and all fees were paid
 - No deviations from the prescribed process
- Time constraints did not allow for a comprehensive review of the quality of the site plan

Public Information Requests



- Two relevant PIRs received
- Evidence indicates the responses to the PIRs were complete and timely
 - Some information was exempt under the Public Information Act
 - The City appropriately sought approval from the Attorney General's Office

Chronology of Events



- Time constraints prevented the production of a complete chronology
- Verified several of the events and dates from two existing chronologies, but noted some errors
- No evidence of relationship between the progression of the Big Box Ordinance and the Northcross Mall redevelopment project

Work in Progress



- Significantly more time required to:
 - Assess the quality of the site plan
 - Further review the chronology

Questions

