General Statement of Duties

Performs full performance, professional level work planning and advising on the review of complex, multifaceted development projects including complicated permitting issues and reviewing plans and specifications for conformance to applicable codes, rules, and regulations.

Distinguishing Characteristics

The Development Project Administrator is a two (2) level classification series. Incumbents in these classes are responsible for planning and advising on the review of development projects including permitting issues and reviewing plans and specifications for conformance to applicable codes, rules, and regulations with increasing responsibility and decision making at each level within the series:

- Development Project Administrator Associate
- Development Project Administrator Senior

These classes are distinguished from the City Planning and Airport Planning class series by the specialization of education and experience required for each series.

Guidelines, Difficulty, and Decision-Making Level

Guidelines are generally but not always clearly applicable, requiring the employee to exercise judgment in selecting the most pertinent guideline, interpret precedents, adapt standard practices to differing situations and recommend alternative actions in situations without precedent.

Duties assigned are generally complex and may be of substantial intricacy. Work assignment is performed within an established framework under general instructions but requires simultaneous coordination of assigned functions or projects in various stages of completion.

Employee is responsible for determining time, place and sequence of actions to be taken. Unusual problems or proposed deviations from guidelines, practices or precedents may be discussed with the supervisor before being initiated.

Level of Supervision Received & Quality Review

Under general supervision, the employee receives assignments and is expected to carry them through to completion with substantial independence. Work is reviewed for adherence to instructions, accuracy, completeness, and conformance to standard practice or precedent. Recurring work clearly covered by guidelines may or may not be reviewed.

Interpersonal Communication & Purpose

Contacts with the public or employees where explanatory or interpretive information is exchanged, defended, and gathered, and discretion and judgment are required within the parameters of the job function.

Level of Supervision Exercised

By position, supervises professional employees assigned to specific projects.
**Essential Duties**

Plans and advises on the review of complex, multifaceted development projects including assessing the needs of development customers, ensuring plans and specifications conform to applicable codes, rules, and regulations, the comprehensive plan, and other specialized city plans, and organizing the work of a multi-disciplinary project team comprised of staff members from various city agencies and external entities.

Serves as a single point of contact between development customers and city staff, determines which permits, licenses, approvals, standards, guidelines, ordinances, rules, and regulations a customer needs to obtain for a project to move forward, and coordinates the approval process of the multi-disciplinary project team, boards and commissions, and/or other governmental entities.

Creates innovative development process paths, identifies all significant and critical issues that will affect a project to serve individual customer needs better and reviews plans for technical zoning requirements based on zoning ordinances and other applicable rules and regulations.

Assembles, organizes, and coordinates the review process of multi-disciplinary project team members, reviews each team member’s comments to determine consistencies and address potential problems, issues, and concerns, and resolves conflicts between both city agencies and developers and city agencies.

Utilizes a city-wide network project database that records all contacts, decisions, permits, and other pertinent information related to projects.

By position, serves as staff and advisor to the Board of Adjustment, reviews all zoning appeals to determine if errors have been made by conducting field inspections and researching pertinent information, and resolves zoning appeals or prepares appeals for the board.

Performs other related duties as assigned.

Any one position may not include all of the duties listed. However, the allocation of positions will be determined by the amount of time spent in performing the essential duties listed above.

**Competencies**

Influencing/Negotiating – Persuades others to accept recommendations, cooperate, or change their behavior; works with others towards an agreement; negotiates to find mutually acceptable solutions.

Interpersonal Skills – Shows understanding, friendliness, courtesy, tact, empathy, cooperation, concern, and politeness to others and relates well to different people from varied backgrounds and different situations.

Oral Communication – Expresses information to individuals or groups effectively; taking into account the audience and nature of the information; makes clear and convincing oral presentations; listens to others, attends to nonverbal cues, and responds appropriately.

Planning and Evaluating – Organizes work, sets priorities, and determines resource requirements; determines short- or long-term goals and strategies to achieve them; coordinates with other organizations or parts of the organization to accomplish goals; monitors progress and evaluates outcomes.

Problem Solving - Identifies problems; determines accuracy and relevance of information; uses sound judgment to generate and evaluate alternatives, and to make recommendations.

Reading – Understands and interprets written material, including technical material, rules, regulations, instructions, reports, charts, graphs, or tables; applies what is learned from written material to specific situations.
Writing – Writes in a clear, concise, organized, and convincing manner for the intended audience.

Knowledge & Skills

Knowledge of the principles and tools relevant to land use planning, development, regulations, and permitting.

Education Requirement

Bachelor’s Degree in City or Regional Planning, Architecture, Landscape Architecture, Construction Management, Public Administration, Business, or a related field.

Experience Requirement

Five (5) years of professional experience in reviewing development projects, rezoning, or amendment requests.

Education & Experience Equivalency

One (1) year of the appropriate type and level of experience may be substituted for each required year of post-high school education.

Additional appropriate education may be substituted for the minimum experience requirements.

Licensure & Certification

By position, requires a valid Driver’s License at the time of application.

Licenses and certifications must be kept current as a condition of employment.

Working Environment

Subject to many interruptions.
Pressure due to multiple calls and inquiries.

Level of Physical Demand

1-Sedentary (0-10 lbs.)

Physical Demands

(Physical Demands are a general guide, and specific positions will vary based on working conditions, locations, and agency/department needs.):

Sitting: remaining in the normal seated position.
Reaching: extending the hand(s) and arm(s) in any direction.
Handling: seizing, holding, grasping, or otherwise working with hands.
Fingering: picking, pinching, or otherwise working with fingers.
Talking: expressing or exchanging ideas by means of spoken words.
Hearing: perceiving the nature of sounds by the ear.
Near acuity: ability to see clearly at 20 inches or less.
Depth Perception: ability to judge distance and space relationships.
Accommodation: ability to adjust vision to bring objects into focus.
Lifting: raising or lowering objects weighing no more than 10 pounds, from one level to another.
### Background Check Requirement

- Criminal Check
- Education Check
- Employment Verification
- By position, Motor Vehicle Record

### Assessment Requirement

None

### Probation Period

Six (6) months.

### Class Detail

- Pay Grade: E-814
- FLSA Code: Y
- Management Level: 10
- Established Date: 9/21/2018
- Established By: Lori Schumann
- Revised Date: 02/24/2019
- Revised By: Alena Duran and Blair Malloy

**Class History:** 2019 – revised entire class spec and changed pay grade. Changed title of classification.