

D. **Development Plan Requirements:**

1. A concept plan shall be approved prior to the approval of a development plan unless a concept plan is not required per subsection 7.5.501B or C of this part.

2. A concept plan shall be approved prior to the approval of a development plan, unless a development plan is used in lieu of a concept plan per subsection 7.5.501D1 of this part, and includes all of the concept plan area.

3. If a development plan is approved for a portion of a concept plan area, the remaining areas of the concept plan shall remain approved and valid.

4. A development plan shall substantially conform to the approved concept plan, if a concept plan exists. If the development plan does not conform to the approved concept plan or if the concept plan approval has expired, a new or amended concept plan must be reviewed and approved in accord with the procedures and criteria outlined in this part.

5. A development plan may be used in lieu of a preliminary plat, if the development plan includes all of the information required for both the development plan and the preliminary plat.

6. The property to be included within the boundaries of the development plan shall be determined by the Manager at the time of preapplication.

7. Changes in the development plan shall be affected only by the approval of an amendment or minor modification to the development plan.

E. **Development Plan Review Criteria:** A development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses,

including not-yet-developed uses identified in approved development plans.

2. The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

3. The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.

4. The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.

5. The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

6. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

7. The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.

8. The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

9. The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.

10. The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.

11. The project connects to or extends adequate public utilities to the site. As required by Colora-

do Springs Utilities, the project will extend the utilities to connect to surrounding properties.

12. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.

13. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise. (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72; Ord. 18-2)

7.5.503: CONCEPT AND DEVELOPMENT PLAN APPLICATION REVIEW PROCEDURES:

A. Reviewing Authorities:

1. Whenever a concept plan or development plan is required with an application for the establishment or change of zone district, the applications shall be reviewed concurrently by both the Planning Commission and the City Council.

2. Whenever a development plan is required with an application for a use variance or conditional use, the applications shall be reviewed by the Planning Commission.

3. All other concept plans, development plans and associated amendments shall be reviewed administratively by the Department.

4. A concept plan, development plan or associated amendment may be referred to the Planning Commission at the discretion of the Manager.

5. Whenever a development plan proposes the removal of residential dwellings with rents below the U.S. Department of Housing and Urban Development's fair market rate, the project shall be forwarded to the City's Community Development Division.

B. Application: An application for a concept plan, development plan or amendment to either shall be filed in a manner consistent with the requirements contained in part 2 of this article. The application shall be reviewed to ensure consistency with the intent, purpose and requirements of this section, the review criteria, the underlying zone district and this Zoning Code.

C. Amendment Requirements: A request to amend or modify an approved concept plan, or development plan shall be filed in accord with the requirements contained in part 2 of this article. All amendments or modifications shall be reviewed to be in compliance with the intent, purpose, and requirements of this section, the underlying zone district and this Zoning Code. Any changes in a concept plan or development plan shall occur only with the approval of an amendment or modification to the plan. All amendments to a concept plan or development plan shall be classified and determined by the Manager as either "major" or "minor" or minor modification in accord with the following characteristics. Minor or major amendments and minor modifications shall be characterized by the following types of proposed changes:

1. Minor Amendments:

a. Additions to an existing structure which increases the gross floor area by less than fifteen percent (15%);

b. Minor relocation or reorientation of buildings, lot lines and/or easements;

c. Relocation of points of access which will improve traffic circulation on adjacent public rights-of-way as determined by the Traffic Engineer;

d. Relocation of internal access and circulation;

e. Relocation or rearrangement of parking areas;

f. Reduction of established square footage and/or density limitations;

g. Increase of landscape or building setbacks; and

h. Renewal of an expired development plan for which no major design changes to comply