

Contents

ARTICLE 12. ZONING PROCEDURES & ENFORCEMENT

DIVISION 12.1	GENERAL PROVISIONS.	12.1-1
Section 12.1.1	General	12.1-1
DIVISION 12.2	REVIEW AND DECISION MAKING BODIES	12.2-1
Section 12.2.1	City Council	12.2-1
Section 12.2.2	Planning Board	12.2-1
Section 12.2.3	Manager of Community Planning & Development	12.2-1
Section 12.2.4	Zoning Administrator	12.2-2
Section 12.2.5	Development Review Committee	12.2-3
Section 12.2.6	Board of Adjustment	12.2-3
Section 12.2.7	Cherry Creek North Design Advisory Board	12.2-5
Section 12.2.8	Downtown Design Advisory Board	12.2-6
Section 12.2.9	Summary Table of Authority and Notice	12.2-7
DIVISION 12.3	REQUIREMENTS COMMON TO ALL ZONING PROCEDURES.	12.3-1
Section 12.3.1	General	12.3-1
Section 12.3.2	Pre-Application Meeting/ Concept Plan Review	12.3-1
Section 12.3.3	Submission of Applications	12.3-1
Section 12.3.4	Public Notice Requirements	12.3-4
Section 12.3.5	Effect of Approved Applications, Plans and Permits	12.3-8
Section 12.3.6	Lapse of Approval Provisions and Extension of Approval Period	12.3-8
Section 12.3.7	Modification or Amendment of Applications, Plans and Permits.	12.3-9
Section 12.3.8	Withdrawal of Recorded Site Development Plans and General Development Plans	12.3-11
DIVISION 12.4	ZONING APPLICATION AND REVIEW PROCEDURES	12.4-1
Section 12.4.1	Zoning Permit Review.	12.4-1
Section 12.4.2	Zoning Permit Review With Informational Notice	12.4-3
Section 12.4.3	Site Development Plan Review	12.4-6
Section 12.4.4	Zone Lot Amendments.	12.4-10
Section 12.4.5	Administrative Adjustment	12.4-11
Section 12.4.6	Code Interpretations and Determination of Unlisted Uses.	12.4-17
Section 12.4.7	Variance.	12.4-21
Section 12.4.8	Appeal of Administrative Decision	12.4-24
Section 12.4.9	Zoning Permit with Special Exception Review	12.4-25
Section 12.4.10	Official Map Amendment (Rezoning)	12.4-28
Section 12.4.11	Text Amendment	12.4-34
Section 12.4.12	Large Development Review	12.4-36
Section 12.4.13	Regulating Plan	12.4-46
Section 12.4.14	Infrastructure Master Plan.	12.4-50
DIVISION 12.5	COMPLIANT USES.	12.5-1
Section 12.5.1	Intent	12.5-1
Section 12.5.2	Definition	12.5-1
Section 12.5.3	Effect	12.5-1
Section 12.5.4	Termination of Compliant Uses	12.5-2
Section 12.5.5	Determination of Compliant Status	12.5-3
DIVISION 12.6	COMPLIANT STRUCTURES.	12.6-1
Section 12.6.1	Intent	12.6-1
Section 12.6.2	Definition.	12.6-1
Section 12.6.3	Effect	12.6-1

DIVISION 12.2 REVIEW AND DECISION MAKING BODIES

Division 12.2 states the roles and responsibilities of all bodies with respect to administering and enforcing this Code.

SECTION 12.2.1 CITY COUNCIL

12.2.1.1 General Authority

The City Council may exercise powers described by the charter, ordinances, and rules and regulations.

12.2.1.2 Authority for Final Action

The City Council is responsible for final action regarding:

- A. Official Map Amendments (Rezoning)
- B. Text Amendments

SECTION 12.2.2 PLANNING BOARD

12.2.2.1 General Authority

The Planning Board may exercise the powers described by D.R.M.C. Sec. 12-45, Powers and Duties of the Planning Board, and as described in this Code.

12.2.2.2 Authority for Final Action

The Planning Board is responsible for final action regarding:

- A. District Sign Plans in the Downtown Theater zone district.
- B. Site development plan applications for certain construction and exceptions in the Campus Healthcare (CMP-H and CMP-H2) zone districts, as specified in Article 9, Division 2 (Campus Context) of this Code.

12.2.2.3 Review Authority

The Planning Board shall review and make recommendations to the authority responsible for final action shown in Section 12.2.9, Summary Table of Authority and Notice, regarding:

- A. Official Map Amendments (Rezoning)
- B. Text Amendments
- C. Comprehensive Sign Plans for Large Facilities

SECTION 12.2.3 MANAGER OF COMMUNITY PLANNING & DEVELOPMENT

12.2.3.1 Short Title

The Manager of Community Planning and Development shall be known as “Manager” for the purposes of this Code.

12.2.3.2 General Authority

The Manager may exercise powers described by the Charter and D.R.M.C., Section 12-17, General Powers and Duties, and other ordinances, rules and regulations. In addition, the Manager shall:

- A. Maintain the Official Map showing the current zoning classification of all land in the city;
- B. Record with the Denver County Clerk and Recorder and file with the Denver City Clerk all matters and documents required by this Code to be recorded or filed;
- C. Maintain written records of all actions taken by the department under this Code; and

SECTION 12.2.5 DEVELOPMENT REVIEW COMMITTEE

12.2.5.1 Creation

The Development Review Committee (“DRC”) shall consist of the Manager, the manager of Public Works, and the manager of Parks and Recreation, or their designated representatives, provided that additional agencies may participate at the discretion of the Manager.

12.2.5.2 Authority for Final Action

The Development Review Committee is responsible for final action regarding:

- A. Site Development Plan Review
- B. Minor Deviations and Repeals of General Development Plans
- C. Large Development Review
- D. Infrastructure Master Plan

12.2.5.3 Review Authority

The Development Review Committee shall review and make recommendations to the Zoning Administrator regarding:

- A. Zoning Permit Review, as the Zoning Administrator may determine on a case-by-case basis.

SECTION 12.2.6 BOARD OF ADJUSTMENT

12.2.6.1 Authority for Final Action

The Board of Adjustment is responsible for final action regarding:

- A. Variances (see Section 12.4.7);
- B. Appeals from Administrative Decisions (see Section 12.4.8); and
- C. Zoning Permit with Special Exception Review (see Section 12.4.9).

12.2.6.2 Creation; Alternates

- A. Consistent with the City Charter, there shall be and hereby is created a Board of Adjustment consisting of 5 members. The members of the Board shall be appointed by the mayor for a term of 5 years. Any vacancy which occurs in the Board of Adjustment shall be filled by the mayor for the unexpired term of any member whose term became vacant.
- B. A member of the Board of Adjustment may be removed only for cause upon written charges and after public hearing. Should a member of the Board of Adjustment fail to attend one-third of the meetings scheduled during any period of 12 consecutive months, that failure shall be deemed cause for removal upon written charges being made and after a public hearing.
- C. The mayor may appoint for a term of between 1 to 5 years 2 alternate members of the Board of Adjustment in addition to the 5 members. When a member of the Board is recused or is absent, the alternate member first appointed by the mayor shall act with full authority. The alternate members shall thereafter rotate or substitute, one for the other, their service on the Board as the need arises. Except as to attendance, the provisions with regard to removal for cause and vacancies shall apply to such alternates.
- D. The compensation of the members of the Board of Adjustment and the alternate members shall be fixed by City Council. No member of the Board of Adjustment or an alternate member shall be on the staff of the Board or be employed by Community Planning and Development.

SECTION 12.2.9 SUMMARY TABLE OF AUTHORITY AND NOTICE

	REVIEW AND DECISION-MAKING AUTHORITY						TYPE OF PUBLIC NOTICE REQUIRED					
	D = Decision-Making Authority R = Review and Recommendation Authority * = Public Hearing Required						■ = Notice Required Blank Cell = Notice Not Required					
							Informational Notice			Notice of Public Hearing		
	Zoning Administrator	Manager	DRC	Board of Adjustment	Planning Board	City Council	Written and Posted Notice of Community Information Meeting	Written and Posted Notice of Receipt of Application	Posted Notice of Final Administrative Decision	Written	Posted	Published
Zoning Permit Review	D											
Zoning Permit Review with Informational Notice	D							■	■			
Site Development Plan Review	R	R	D/R See Sec. 12.4.3 for site development plans where DRC has review and recommendation authority		D* See Sec. 12.4.3 for site development plans that require public notice			■ See Sec. 12.4.3 for site development plans that require public notice	■ See Sec. 12.4.3 for site development plans that require public notice	■ See Sec. 12.4.3 for site development plans that require notice of a public hearing		
Zone Lot Amendment	D											
Administrative Adjustment	D											
Code Interpretation, Determination of Unlisted Use	D											
Comprehensive Sign Plan	D				R*			■	■	■	■	
Variance	R			D*			Refer to rules of Board of Adjustment					
Appeal of Administrative Decision	R			D*			Refer to rules of Board of Adjustment					
Special Exception	R	R		D*			Refer to rules of Board of Adjustment					
Official Map Amendment (Rezoning)		R			R*	D*		■ - Written Notice Only		■	■	■
Text Amendment	R	R			R*	D*				■		■
Infrastructure Master Plan	R		D									
Large Development Review			D				■					
Repeal of an Approved General Development Plan			D							■	■	

	REVIEW AND DECISION-MAKING AUTHORITY						TYPE OF PUBLIC NOTICE REQUIRED					
	D = Decision-Making Authority R = Review and Recommendation Authority * = Public Hearing Required						■ = Notice Required Blank Cell = Notice Not Required					
							Informational Notice			Notice of Public Hearing		
	Zoning Administrator	Manager	DRC	Board of Adjustment	Planning Board	City Council	Written and Posted Notice of Community Information Meeting	Written and Posted Notice of Receipt of Application	Posted Notice of Final Administrative Decision	Written	Posted	Published
Regulating Plan	R	D										



DIVISION 12.3 REQUIREMENTS COMMON TO ALL ZONING PROCEDURES

Division 12.3 states those procedural steps or requirements that are generally common to all zoning procedures stated in this Article, unless otherwise stated in this Code. Division 12.4 states the procedural steps and requirements specific to each type of zoning application procedure, which will include references to the common requirements stated in this Division 12.3 as applicable.

SECTION 12.3.1 GENERAL

The following review procedures are common to all zoning procedures, unless otherwise stated in this Code, and shall apply to applications submitted under this Code. Additional details may be included in the specific procedures included in Division 12.4 of this Article.

SECTION 12.3.2 PRE-APPLICATION MEETING/ CONCEPT PLAN REVIEW

12.3.2.1 Optional

Except as stated in Section 12.3.2.2 below, an applicant may schedule a pre-application meeting or concept plan review with the Manager to discuss the procedures, standards and regulations required for approval in accordance with this Code.

12.3.2.2 Mandatory

Before submitting an application for the following, an applicant shall schedule a pre-application meeting or concept plan review with the Manager to discuss the procedures, standards, and regulations required for approval in accordance with this Code.

- A. Zoning Permit with Informational Notice
- B. Site Development Plan
- C. Zoning Permit with Special Exception Review
- D. Official Map Amendment (Rezoning)
- E. Text Amendment
- F. Large Development Review (LDR)
- G. Infrastructure Master Plan (IMP)

12.3.2.3 Effect of the Pre-Application Meeting or Concept Plan Review

Except as otherwise expressly stated in this Code or in any rules or regulations for administering this Article 12, Manager and other staff opinions or comments made during a pre-application meeting or concept plan review are informational only and do not represent a commitment on behalf of the City regarding a final decision on the development proposal. However, at the pre-application meeting, the Manager may waive application submittal requirements or request that additional information be submitted.

12.3.2.4 Timely Application Submittal Required

Except as otherwise expressly stated in this Code or in any supplementary rules or regulations for administering this Article 12, if an application is not submitted within 180 days after a mandatory pre-application meeting or concept plan review, the Manager may require a new pre-application meeting or concept plan review.

SECTION 12.3.3 SUBMISSION OF APPLICATIONS

12.3.3.1 Authority to File Applications

The person having legal authority to take action according to the approval sought shall file an application for review or approval under this Code, and is hereinafter referred to as the "Applicant." That

- B. In no case shall the Zoning Administrator grant an extension if, since the date of the original approval, the subject property's zoning designation has changed or the applicant proposes an amendment to the approved application, plan or permit with the request for extension. See Section 12.3.7, Modification or Amendment of Applications, Plans and Permits, below.
- C. All requests for extensions shall be submitted to Community Planning and Development in writing at least 30 days before the expiration of the approval period. An extension request shall include:
 - 1. Payment of any required fee for the extension review; and
 - 2. A narrative stating the reasons for the applicant's or owner's inability to comply with the specified deadlines, listing any changes in the character of the neighborhood, any changes to the Comprehensive Plan or this Code that have occurred since the original approval date and that affect the subject development, and the anticipated time schedule for completing the development.
- D. Additional review of the application, permit or plan may result in additional conditions placed on the extended approval, application, permit or plan, as applicable.
- E. If the extension is denied, the applicant may re-submit a new application, subject to the fees, standards, and regulations in effect at the time of re-submittal, for the same project.

SECTION 12.3.7 MODIFICATION OR AMENDMENT OF APPLICATIONS, PLANS AND PERMITS

12.3.7.1 Modifications to Pending or Approved Applications, Plans or Permits

This Section 12.3.7.1 shall not apply to modifications to LDFs, IMPs, or GDPs; instead see Sections 12.4.12 and 12.4.14.

The following types of minor modifications, changes, removal, or release of either (1) the Code standards applicable to a pending application; or (2) the Code provisions applicable to, or the conditions attached to, an approved application, plan or permit, shall be treated as "modifications" rather than "amendments," and may be approved administratively by the Zoning Administrator according to this Section.

A. Modifications to Regulating Plans, Site Development Plans or Zoning Permits

- 1. Modifications to a pending or approved regulating plan, site development plan or zoning permit application that are expressly permitted as "administrative adjustments" under Section 12.4.5 (Administrative Adjustments) of this Code, may be approved by the Zoning Administrator according to the procedures and criteria in Section 12.4.5.
- 2. The Zoning Administrator may allow minor changes to an approved regulating plan, site development plan or zoning permit provided such minor changes do not constitute an "amendment" under Section 12.3.7.2.B, "Amendments to Approved Regulating Plans, Site Development Plans and Zoning Permits," below.
- 3. All modifications to an approved regulating plan, site development plan or zoning permit shall be submitted to the Zoning Administrator as "redline" edits to the previously approved plan or permit documents. After approval, the Zoning Administrator shall record a modified regulating plan or site development plan in the records of the Denver County Clerk and Recorder's Office, and shall register a modified zoning permit in the records of Community Planning and Development.

B. Other Modifications to Approved Applications, Plans, or Permits

Changes, modifications, removal, or release of all or some of the provisions of an approved application, plan or permit, which do not otherwise qualify as "modifications" under Section

12.3.7.1.A above, or as an "amendment" under Section 12.3.7.2, Amendment to Approved Applications, Plans and Permits, below, may be approved by the Manager, using the same review process and criteria applicable to Administrative Adjustments stated in Section 12.4.5 of this Code.

12.3.7.2 Amendments to Approved Applications, Plans and Permits

This Section 12.3.7.2 shall not apply to amendments to LDFs, IMPs, or GDPs. See Sections 12.4.12 and 12.4.14.

A. Procedure for Amendments

1. An "amendment" to an approved application, plan or permit shall be reviewed according to the same procedures and subject to the same limitations and requirements, including the payment of fees, as if it were a new application, including, where applicable, review at a public hearing before the Planning Board.
2. Unless otherwise allowed by this Code, each application for amendment shall include the entire land area of the original approved application, plan or permit, and may be initiated by the owner(s) or agent of the owner(s) of the property to which the amendment applies.
3. The Manager shall record all amendments to a site development plan approved according to this Section in the records of the Denver County Clerk and Recorder's Office.

B. Amendments to Approved Regulating Plans, Site Development Plans and Zoning Permits

1. All changes to all or some of the provisions of an approved regulating plan, site development plan or zoning permit, including but not limited to a site development plan in a PUD District (but excluding a PUD District Plan amendment which requires City Council approval), which do not qualify as a "modification" under Section 12.3.7.1 above, shall be considered amendments subject to this Section 12.3.7.2.
2. In addition, any of the following changes to an approved regulating plan, site development plan or zoning permit, including but not limited to a site development plan in a PUD District (but excluding a PUD District Plan amendment which requires City Council approval), shall be considered amendments subject to this Section 12.3.7.2:
 - a. An increase in overall project density;
 - b. An increase in the maximum height of any building by more than 5 feet or 5 percent, whichever is less;
 - c. An increase in the floor area ratio (FAR) by greater than 10 percent as calculated on a total project basis;
 - d. A change to the permitted uses or mix of uses if the proposed uses are more intensive than the approved uses, as determined by the Zoning Administrator according to the criteria in Section 12.4.6 (Code Interpretations and Determination of Unlisted Uses);
 - e. A change to the location of permitted land uses that would substantially change the development's character or impacts on surrounding property, as determined by the Zoning Administrator;
 - f. A reduction in required minimum setbacks from zone lot lines;
 - g. An increase in required build-to location from zone lot lines;
 - h. An increase in permitted building coverage, including coverage by surface parking;
 - i. A reduction by more than 5 percent in the land area designated for landscaping;
 - j. A reduction in the ratio of parking or loading spaces to overall gross floor area or dwelling units;



- k. A change in the permitted number, size or lighting of signs;
- l. Changing the vehicle access from and through public rights-of-way; provided, however, that curb cut locations may shift unless specifically established by the approved plan or permit;
- m. Changing or negating a condition of approval; or
- n. Modifying any other element of an approved application, plan or permit, including but not limited to architectural concepts, building elevations, facade treatments, and exterior building materials, which would substantially change its character or impacts on surrounding property, as determined by the Manager.

SECTION 12.3.8 WITHDRAWAL OF RECORDED SITE DEVELOPMENT PLANS AND GENERAL DEVELOPMENT PLANS

12.3.8.1 This Section 12.3.8 shall not apply to a Large Development Framework. See Section 12.4.12.

12.3.8.2 Pursuant to the same procedure and subject to the same limitations and requirements by which such Site Development Plans, Infrastructure Master Plans (IMPs), or General Development Plans (GDPs) were approved and recorded, all Site Development Plans, IMPs, and GDPs recorded under this Code may be withdrawn, either partially or completely, if all land and structures remaining under such site development plans can be made to comply with all regulations established by this Code. Upon approval of an application to withdraw, the Manager shall record in the real property records of the Denver County Clerk and Recorder an appropriate certificate of such withdrawal.

the provisions of this Code, is prohibited by D.R.M.C., Chapter 6 Licenses, due to proximity to a school. See Section 1.1.3.3.A, Conflicting Provisions.

12.4.1.5 Review Criteria

The Zoning Administrator shall use the following criteria in making a decision on an application for zoning permit review:

- A. The zoning permit is consistent with all prior approvals that are regulatory and controlling for the subject property, as applicable. For example, all zoning permits shall be consistent with a previously approved Large Development Framework, Infrastructure Master Plan, General Development Plan, Regulating Plan, or Site Development Plan.
- B. The zoning permit complies with all applicable regulations in this Code.

12.4.1.6 Requirements and Limitations After Zoning Permit Issuance

A. Expiration

- 1. Except as otherwise allowed in subsection C. below, all approved zoning permits authorizing construction shall expire after 180 days after the date of issuance if a building permit has not been issued within the 180-day time period and is not thereafter cancelled.
- 2. Except as otherwise allowed in subsection C. below, an approved zoning permit authorizing a permitted use shall expire if a building permit has not been issued within the 180-day time period or if the permitted use is not established within the 180-day time period. After the use is validly established, an approved zoning use permit shall run with the land except as otherwise restricted by this Code.
- 3. If a zoning permit is granted upon review and approval of a Site Development Plan according to Section 12.4.3 of this Code, then the zoning permit authorizing construction or a permitted use shall expire at the same time as the approved Site Development Plan.

B. Modification and Rescission

The Zoning Administrator may change, modify, or rescind any zoning permit decision, whether or not the decision has been appealed to the Board of Adjustment. Rescission of a permit is allowed according to the procedure and criteria stated in Section 12.11.6 of this Code.

C. Modifications and Amendments to an Approved Zoning Permit

Modifications and amendments to an approved zoning permit are allowed according to Section 12.3.7 of this Code.

SECTION 12.4.2 ZONING PERMIT REVIEW WITH INFORMATIONAL NOTICE

12.4.2.1 Purpose

The purpose of the zoning permit review with informational notice process is to ensure compliance with the standards and provisions of this Code, while encouraging quality development in Denver reflective of the goals, policies, and strategies found in the Comprehensive Plan. Zoning permit review with informational notice is intended for specific types of development or establishment of specific permitted uses that are consistent with the intent of the zone district and generally compatible with surrounding building forms and uses, but which have the potential for adverse off-site impacts. Zoning permit review with informational notice provides an opportunity for potentially affected parties to be notified of the city's receipt of the application, the process for making comments, the final decision, and appeal opportunities.

12.4.2.2 Applicability

Zoning permit review with informational notice is required for the following types of development:

- A. The zoning permit is consistent with all prior approvals that are regulatory and controlling for the subject property, as applicable. For example, all zoning permits shall be consistent with a previously approved Large Development Framework, Infrastructure Master Plan, General Development Plan, Regulating Plan, or Site Development Plan.
- B. The zoning permit complies with all applicable regulations in this Code.
- C. The proposal will not substantially or permanently injure the appropriate use of adjacent conforming properties, taking into consideration all proposals for mitigation of such impacts.

D. Additional Review Criteria for Homeless Shelters

In addition to the review criteria above, the Zoning Administrator shall approve a zoning permit for a homeless shelter only if the Zoning Administrator finds the proposed shelter will not substantially or permanently injure the appropriate use of conforming residential properties located within 500 feet of the proposed use. Evidence of such injury shall clearly establish the anticipated specific problems attributed to residents of the proposed shelter for the homeless while in or around the shelter as distinct from the general problems attributed to persons using or passing through the subject area.

12.4.2.6 Requirements and Limitations After Zoning Permit Issuance

A. Expiration

1. Except as otherwise allowed in subsection C. below, all approved zoning permits authorizing construction shall expire after 180 days after the date of issuance if a building permit has not been issued within the 180-day time period and is not thereafter cancelled.
2. Except as otherwise allowed in subsection C. below, an approved zoning permit authorizing a permitted use shall expire if a building permit has not been issued within the 180-day time period or if the permitted use is not established within the 180-day time period. After the use is validly established, an approved zoning use permit shall run with the land.
3. If a zoning permit is granted upon review and approval of a Site Development Plan according to Section 12.4.3 of this Code, then the zoning permit authorizing construction or a permitted use shall expire at the same time as the approved Site Development Plan.

B. Modification and Rescission

The Zoning Administrator may change, modify, or rescind any zoning permit decision, whether or not the decision has been appealed to the Board of Adjustment. Rescission of a permit is allowed according to the procedure and criteria stated in Section 12.11.6 of this Code.

C. Modifications and Amendments to an Approved Zoning Permit

Modifications and amendments to an approved zoning permit are allowed according to Section 12.3.7 of this Code.

SECTION 12.4.3 SITE DEVELOPMENT PLAN REVIEW

12.4.3.1 Purpose

The purpose of the site development plan review process is to ensure compliance with the standards and provisions of this Code and other applicable city standards, rules and regulations, while encouraging quality development in Denver reflective of the goals, policies, and strategies found in the Comprehensive Plan. Site development plan review is generally reserved for development with the potential for significant on-site and off-site impacts necessitating inter-departmental and inter-agency referral, review, and, in some cases, approval prior to final action by Community Planning and Development. After the City's approval of a site development plan, Community Planning and Development is authorized to issue requisite zoning permits under this Code.



12.4.3.2 Applicability

- A. Site development plan review is required for the following (see Article 13, Division 13.3, for definition of the term "development" as used below):
 - 1. Development in all zone districts except the following types of residential development:
 - a. Development of a single-unit or two-unit dwelling use in the Urban Center, Downtown, or Industrial Contexts; or
 - b. Development of a suburban house, urban house, tandem house, or duplex building form on a single zone lot.
 - c. Development of a Detached Accessory Dwelling Unit building form.
 - 2. Creation of or development on a flag lot.
 - 3. Development subject to an approved General Development Plan (GDP), Large Development Framework (LDF), or Infrastructure Master Plan (IMP).
 - 4. Development within a PUD District; however, development within a PUD District subject to an approved Detailed PUD District Plan under Section 9.6.1.3, Requirement for a PUD District Plan, is exempt from this requirement for site development plan review.
 - 5. Development on a Parkway designated according to Chapter 49 of the D.R.M.C.
 - 6. Establishment of a primary, accessory, or temporary use permitted in a zone district under Articles 3 through 9, Article 11, or any other provision of this Code, where such provision explicitly requires site development plan review and approval prior to establishment of the use.
 - 7. Requests for shared parking or participation in an off-site car-sharing program to meet minimum parking requirements, as specified in Article 10, Section 10.4.5.4, Shared Vehicle Parking, and Section 10.4.5.3.B, Off-Site Car Sharing Program.
- B. The Zoning Administrator may require site development plan review for any development not listed in subsection A. above, where the proposed development requires approval by a city agency or department other than Community Planning and Development.
- C. No development shall occur on property subject to these requirements until a site development plan has been approved and requisite zoning and building permits issued, unless the Zoning Administrator expressly allows an exception.

12.4.3.3 Review Process

A. Initiation

The owner(s) of the subject property or the owner's or owners' authorized agent may initiate an application for site development plan review.

B. Pre-Application Concept Plan Review

- 1. A pre-application concept plan review is mandatory before submittal of a formal site development plan application. During the concept plan review, the DRC will confirm the applicability of site development plan review to the proposed development activity and the specific procedure steps and submittal requirements the applicant will follow. See also Section 12.3.2, Pre-Application Meeting/ Concept Plan Review.
- 2. During the concept plan review, the DRC may waive an otherwise mandatory requirement for site development plan review if the DRC finds that the nature and complexity of the proposed development, and the development's compliance with this Code, can be fully addressed through the zoning permit review procedure in Section 12.4.1.

3. During the concept plan review, the DRC shall determine whether Large Development Review (LDR) or an Infrastructure Master Plan (IMP) is required for the proposed development activity according to Sections 12.4.12 and 12.4.14. If the DRC determines a LDR or IMP is required the Site Development Plan application shall not be approved until a LDR or IMP, as applicable, is completed and/or approved.

C. Application and Fees

1. Submittal in Writing

All applications for site development plan review shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

2. Concurrent Applications

Concurrent applications may be allowed according to Section 12.3.3.9, Concurrent Applications. In no case, however, shall a building permit, as applicable, be issued until the site development plan is approved and all zoning permits issued according to this Article, unless the Zoning Administrator allows an exception in writing.

D. Public Notice Requirements

Informational Notice shall be provided according to Section 12.3.4.5, Informational Notice-General Provisions, for the following types of site development plan review applications only:

1. Site development plans where multiple primary buildings will be sited on the same zone lot in a Residential Zone District, but not including development of a tandem house building form on a single zone lot. For such site development plans, written informational notice shall be given only for receipt of the application.
2. Certain construction and exceptions in the Campus Healthcare (CMP-H and CMP-H2) zone districts, as specified in Article 9, Section 9.2.3.2.3, Construction Subject to Review and Final Decision by Planning Board.

E. Review, Referral and Decision by Development Review Committee

1. The DRC shall refer the site development plan application to other affected or interested agencies for review and comment.
 - a. For proposed development in the DIA Influence Area Overlay District, the DRC shall refer the site development plan application to the Department of Aviation for review. The DRC shall not approve a site development plan in the DIA Influence Area Overlay District until the Manager of the Department of Aviation, or designee, has found that the proposed development complies with the DIA Influence Area Overlay District standards in Article 9 of this Code. The Manager of Aviation shall comment within 14 days from the referral of the complete application. Non-response by the Manager of Aviation within the 14-day time period, or any extension agreed to by the DRC, shall be deemed a recommendation of approval.
2. If required by Section 12.4.3.3.F, Review and Final Decision by Planning Board, the DRC shall forward the site development plan application, together with the DRC's recommendation, to the Planning Board for the Planning Board's review and final decision on the site development plan application.
3. The DRC shall consider the relevant comments of all interested parties, the actions taken by other agencies on the site development plan, as applicable, the recommendation by the Planning Board, as applicable, and the review criteria stated below, in approving, approving with conditions, or denying a site development plan application.



4. The DRC may attach conditions to the site development plan approval reasonably necessary to protect the health, safety and welfare of the community and to minimize adverse impacts on adjacent properties, as authorized by this Code.

12.4.3.4 Review Criteria

The following criteria shall be considered in making a decision on an application for Site Development Plan review:

- A. The Site Development Plan has been reviewed and approved by the DRC, where such approval is authorized and required by the D.R.M.C. The DRC or Planning Board shall not approve a Site Development Plan until all DRC departments have approved the site development plan pursuant to their charter or D.R.M.C. authority.
- B. The Site Development Plan is consistent with all prior approvals that are regulatory and controlling for the subject property, as applicable. For example, the Site Development Plan shall be consistent with a previously approved Large Development Framework, Infrastructure Master Plan, General Development Plan, or Regulating Plan.
- C. The Site Development Plan complies with all applicable regulations in this Code.

D. Additional Review Criteria for Certain Construction in the CMP-H and CMP-H2 Districts

The following additional criteria shall be considered in making a decision on an application for site development plan review submitted to permit certain construction and exceptions in the Campus Healthcare (CMP-H and CMP-H2) zone districts, as specified in Article 9, Section 9.2.3.3, Construction Subject to Review and Final Decision by Planning Board:

1. Whether the project is generally compatible with the Comprehensive Plan, including any neighborhood plans, and with the campus facility's plans for future development;
2. Whether there has been demonstrated neighborhood involvement in reviewing the project and its potential impacts, including meetings with applicable RNOs, and whether neighborhood concerns have been appropriately addressed;
3. Whether the project has a significant adverse impact on historically designated or architecturally significant buildings as determined by Community Planning and Development; and
4. Whether the construction project is consistent with the Campus zone district in which it is proposed to be located.
5. Consideration for the growth needs and viability of healthcare districts in CMP-H and CMP-H2 zone districts.

12.4.3.5 Appeal

Section 12.4.8, Appeal of Administrative Decision, shall apply.

12.4.3.6 Requirements and Limitations After Site Development Plan Approval

A. Recordation of Approved Site Development Plans

Community Planning and Development shall register a copy of the approved Site Development Plan among its records and shall record the approved site development plan in the real property records of the Denver County Clerk and Recorder.

B. Effect of Approval

1. A Site Development Plan approved according to this Section shall regulate the future use and development of the subject property.
2. Approval of a Site Development Plan means a proposed development complies with the standards and provisions of this Code and, consequently, the City may issue zoning per-

ZONING STANDARD	MAXIMUM ADJUSTMENT "NA" = NOT APPLICABLE OR AVAILABLE	
	Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only	All Other Building Forms
DESIGN ELEMENT STANDARDS:		
Building Configuration	na	15%
Attached Garage	Attached garage may be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) of the primary structure enclosing the primary use, provided the resulting attached garage shall be more compatible with a predominant established pattern on the same or opposite face block as the subject property.	na
Upper Story, Primary Street Step-back for individual landmarks and structures in historic districts	The Zoning Administrator may approve an adjustment if the landmark approving authority (pursuant to D.R.M.C., Chapter 30, Landmark Preservation) finds specifically that development on the Zone Lot conforming to this Code's stepback regulations would have an adverse impact upon the historic character of the individual landmark or the historic district, if a historic district is involved.	
OTHER STANDARDS:		
Garden wall alternative to build-to standards	na	Adjustment permitted for use of alternative garden wall materials when Zoning Administrator finds alternative garden wall materials will better complement primary building materials.
Required Amount of Parking in the Historic Structure Use Overlay District (UO-3) Only	- Required parking for office/art studio use in a Historic Structure: no maximum limit if applicant can show compliance with required parking is physically impossible. - Required parking for bed and breakfast use in a Historic Structure: 20% - See Section 9.4.4.8	
Required Parking for Limited Nonresidential Uses Permitted in Existing Business Structures	Adjustment permitted to relieve hardship due to physical limitations of the site See Section. 11.4.5	na
Required Amount of Parking to Preserve Established Trees	na	Adjustment permitted when Zoning Administrator finds the adjustment is necessary to preserve existing, mature trees See Section 10.4.5. and Section 10.5.3
Required Bicycle Parking and Required Mix of Bicycle Parking Facilities	na	20% See Section 10.4.3.3.
Minimum Width of Parking Aisles or Internal Drives in Off-Street Parking Areas	na	Adjustment permitted when Zoning Administrator finds adjustment is necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow lots.
Minimum Landscaping Standards	na	Adjustment permitted when Zoning Administrator finds the adjustment is necessary to: (1) preserve existing, mature trees; (2) mitigate excessive improvement costs; (3) relieve impractical hardship due to physical limitations of the site. See Section 10.5.4.1.
Open Space in Large Developments - Design Standards in Section 10.8.1.6	Adjustment permitted when Zoning Administrator finds the Open Space in Large Developments, with the adjustment(s) in design standards, is consistent with the intent and purpose for the open space stated in Section 10.8.1.1.	
As expressly permitted in other parts of this Code, the Zoning Administrator may grant administrative adjustments according to the allowances and limits expressed, and according to the procedures in this Section 12.4.5.		



12.4.5.4 Review Process

A. Initiation

The owner of the subject property or the owner's authorized agent may initiate an application for an administrative adjustment.

B. Pre-Application Meeting

A pre-application meeting is mandatory before submittal of an application for administrative adjustment. See Section 12.3.2, Pre-Application Meeting/Concept Plan Review.

C. Application and Fees

1. Concurrent Review for Administrative Adjustments

Requests for administrative adjustments may be submitted concurrently with any other required zoning application according to Section 12.3.3.9, Concurrent Applications. In such cases, the Zoning Administrator shall review and take action on the administrative adjustment during the review of the primary application.

2. All Other Requests for Administrative Adjustments

All applications for administrative adjustment shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

D. Review, Referral and Final Decision by Zoning Administrator

1. The Zoning Administrator may refer the administrative adjustment application to other affected or interested parties and agencies for review and comment, as deemed necessary to make a decision on the application.
2. In deciding to approve, approve with conditions, or deny the proposed adjustment, the Zoning Administrator shall consider relevant comments of all interested parties and agencies.
3. The Zoning Administrator may attach any condition to approval of an administrative adjustment reasonably necessary to protect the health, safety and welfare of the community, to secure substantially the objectives of the modified standard, and to minimize adverse impacts on adjacent properties.

12.4.5.5 Review Criteria

The Zoning Administrator may approve an Administrative Adjustment only upon finding that:

- A. The adjustment is necessary to satisfy the federal requirements for reasonable accommodation of housing for protected groups under the Federal Fair Housing Act as provided in Section 12.4.5.3.B.2.; or
- B. The adjustment is necessary to eliminate a substantial burden on religious exercise as guaranteed by the federal Religious Land Use and Institutionalized Persons Act of 2000 as provided in Section 12.4.5.3.B.1.; or
- C. The adjustment is necessary to satisfy the mandates under any other federal law or requirements as provided in Section 12.4.5.B.3.; or
- D. All of the following criteria have been met.; or
 1. The requested adjustment is consistent with the stated intent and purpose of this Code.
 2. The requested adjustment is consistent with the stated intent and purpose of the applicable zone district.
 3. The requested adjustment is consistent with the stated intent and purpose of a previously approved PUD District Plan, as applicable.



4. The requested adjustment will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated.
5. The requested adjustment is needed to compensate for unnecessary hardship. For purposes of satisfying these administrative adjustment review criteria, determination of "unnecessary hardship" shall mean the application satisfies the review criteria for a zoning variance stated in Sections 12.4.7.5 and 12.4.7.6, except compliance with the criteria stated in Section 12.4.7.5.E, Nonconforming or Compliant Uses in Existing Structures, shall not be applicable to an application for administrative adjustment.

E. Review Criteria for Open Space in Large Developments Administrative Adjustments

Or, applicable only to adjustments to the Open Space in Large Developments design standards in Section 10.8.1.6., the requested adjustment is an alternative design approach that does not comply with one or more of the specific design standards, but the alternative design approach is consistent with the open space intent and purpose stated in Section 10.8.1.1.

12.4.5.6 Requirements and Limitations After Administrative Adjustment Approval

A. Administrative Adjustments to Approved Plans or Permits

Adjustments to an approved plan or permit shall be noted on a revised plan or permit, which shall be plainly marked as "Revised," and submitted to the Zoning Administrator. The Zoning Administrator shall note the terms of the approved administrative adjustment directly on the revised plan or permit and affix his signature and the date of approval. If the original plan or permit was required to be recorded, the Zoning Administrator shall record such revised plan or permit in the real property records of the Denver County Clerk and Recorder within 30 days of the Zoning Administrator's approval of the adjustment.

B. Noted on Pending Application

The Zoning Administrator shall specify any approved administrative adjustment from building form or design standards and the justifications for such adjustment on the pending zoning application for which the adjustments were sought. Alternately, the Zoning Administrator may include such final determination, in writing, as part of staff report for a required public hearing.

C. Expiration

1. As applicable, an approved administrative adjustment shall be valid for the same time frame as the approval with which it was joined or for the same time frame as the originally approved plan or permit.
2. In all other cases, an administrative adjustment shall be valid for the same time frame and have the same effect as the zoning application with which it is joined, as such application is ultimately approved.

SECTION 12.4.6 CODE INTERPRETATIONS AND DETERMINATION OF UNLISTED USES

12.4.6.1 Purpose and Applicability

- A.** This Section establishes a procedure whereby interpretation of this Code's provisions may be sought and determined, including but not limited to:
1. Interpretations of terms, words, and phrases not otherwise defined in this Code;
 2. Interpretations of Code provisions when additional clarity is required to apply such provisions to a specific case or to guide general application of the Code;

velopment shall expressly note on the face of the zoning permit any conditions or restrictions approved by the Board of Adjustment.

12.4.9.3 Review Criteria

No application for a zoning permit with special exception review shall be approved by the Board of Adjustment unless the Board finds that all of the following conditions are met or can be met through conditions placed on approval of the application:

- A. The special exception is consistent with the Comprehensive Plan;
- B. The proposed special exception shall be consistent with the purposes and objectives of the zone district in which it is located;
- C. If located within an LDF, IMP or GDP area, the special exception shall be consistent with the LDF, IMP or GDP;
- D. The special exception is in compliance with all applicable regulations in this Code, including but not limited to, any specific use limitations stated in Articles 3 through 9, and in Article 11, Use Limitations and Definitions;
- E. The establishment, maintenance, and operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare of the community;
- F. The use and enjoyment of other existing uses on the surrounding property will not be substantially impaired by the establishment, maintenance, and operation of the special exception;
- G. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- H. The aggregate impacts of similar special exceptions shall not result in harmful external effects or environmental impacts; and
- I. Any potential adverse impacts from the proposed special exception can and will be adequately mitigated.

12.4.9.4 Requirements and Limitations After Zoning Permit Issuance

A. Expiration and Extensions

- 1. Except as otherwise allowed in subsection A.2. below, a zoning permit with special exception review shall expire 12 months from the date of the Board of Adjustment's decision unless the special exception use begins operating, or a valid building permit is issued. Upon a showing of good cause, the Zoning Administrator may extend the permit for the special exception for additional time periods not to exceed a total of 12 additional months.
- 2. If a zoning permit with special exception review is granted upon review and approval of a Site Development Plan according to Section 12.4.3 of this Code, then the zoning permit authorizing construction or a permitted use shall expire at the same time as the approved Site Development Plan.

B. Limit on Reapplication for Denied Special Exceptions

No application for a zoning permit with special exception review denied by the Board of Adjustment shall be considered for a period of 1 year from the date of the original denial unless the Zoning Administrator determines that the application contains substantial changes that address the reasons for denial of the application.

12.4.10.4 Review Process

A. Initiation

1. By City Council

- a. According to its authority under the City Charter, the City Council or any individual member of the City Council may initiate an official map amendment.
- b. The City Council or an individual City Council member may, but is not required to, follow the public notice or procedures in this Section 12.4.10.4. However, the City Council or any individual City Council member shall comply with the public notice and process provisions required by the Charter for an official map amendment (rezoning).

2. By Other Parties

Other than City Council or an individual City Council member, only the following parties may initiate an official map amendment:

- a. The Manager.
- b. All official map amendment applications for a PUD District, or for a zone district with waivers and/or conditions under Section 12.4.10.6, shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.
- c. For official map amendment applications for other than a PUD District or zone district with waivers and/or conditions, an application for an official map amendment may be initiated by either:
 - i. All of the owners of the entire land area subject to the application for an official map amendment or their representatives authorized in writing to do so; or
 - ii. One or more of the owners of the real property subject to the application for amendment, or their representatives authorized in writing to do so, accompanied by a petition requesting the amendment and which petition, at the time of submittal, contains the signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.

B. Pre-Application Meeting

1. A pre-application meeting is mandatory for an official map amendment (Rezoning). See Section 12.3.2, Pre-Application Meeting/Concept Plan Review.
2. The Development Review Committee (DRC) shall determine at the pre-application meeting whether a Large Development Review (LDR) is required under Section 12.4.12.

C. Application and Fees - General

1. All applications for official map amendments shall be filed in writing with the Manager. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications. This provision does not apply to map amendments initiated by the Manager.

D. Review and Referral by Manager

All applications for official map amendments shall be subject to the following review process:

1. Referral and Examination of Application

Upon receipt of a complete application, the Manager shall transmit copies of the application to other agencies that might be affected by the proposed application. If considered necessary, any such agency may require the applicant to furnish additional information of

F. Consideration by Council Committee

1. City Council shall appoint a committee of its members to examine all proposed text amendments and agency reports. The Council committee may at that time require additional information from the initiator of the proposed text amendment or from city agencies, including information previously waived.
2. The Council committee shall direct any further action on the proposed text amendment under this Section and, when deemed ready for hearing, shall forward the proposal to the City Council.

G. Public Hearing and Final Decision by City Council

1. The Manager shall submit the complete proposal with such supporting material as designated by the Council committee to the City Council for Council action.
2. The City Council shall notice and hold a public hearing on the proposed text amendment according to Section 12.3.4, Public Notice Requirements. The City Council shall consider the recommendations of the Planning Board and Manager, comments received, and the review criteria below, in approving or denying a text amendment.

12.4.11.4 Review Criteria

A. Consistency With Adopted Plans

All text amendments shall be consistent with the City's adopted plans, or the proposed text amendment is necessary to provide for a community need that was not anticipated at the time of the adoption of the Comprehensive Plan.

B. Public Health, Safety and General Welfare

All text amendments shall further the public health, safety and general welfare of the City.

C. Uniformity of District Regulations and Restrictions

A text amendment to this Code shall result in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

12.4.11.5 Appeal

A decision by the City Council on a text amendment may be appealed to District Court.

SECTION 12.4.12 LARGE DEVELOPMENT REVIEW

12.4.12.1 Intent

A. General Intent

The intent of the Large Development Review (LDR) process is to implement City Council adopted plans that provide guidance for future land use and development, and resulting public infrastructure, open space, and public parks, on sites that are large or otherwise require a more coordinated inter-agency development review process. The LDR process provides an early opportunity to identify issues and the development's relationship with significant public infrastructure improvements such as major multi-modal facilities and connections thereto, major utility facilities, and publicly accessible parks and open spaces. The LDR results in a framework for coordinating development, infrastructure improvements, and regulatory decisions before site-specific development proceeds within the subject area.

B. Intent of the LDR Review Process

The LDR process is intended to:



1. Provide for the coordinated assessment of general land development proposals by the City and other interested public agencies;
2. Ensure that development in the LDR area is consistent with City Council adopted plans;
3. Ensure that development in the LDR area will implement adopted plan policies related to infrastructure, open space, and public parks, as applicable, by establishing the appropriate timing and requirements for subsequent regulatory steps, submittals and approvals;
4. Produce a written document ("Large Development Framework") that states and describes all applicable planning and regulatory reviews and establishes a rational sequence of the required reviews to ensure that development in the LDR area is consistent with Section 12.4.12.1.A. General Intent; and
5. Provide an early opportunity for public and community information about the LDR and framework process.

12.4.12.2 Applicability

- A. The Large Development Review (LDR) process and preparation of a Large Development Framework (LDF) is mandatory when the Development Review Committee (DRC) determines (1) the specific circumstances warrant a coordinated master framework process to guide future development; (2) the land use, development, open space, parks, housing, urban design, and infrastructure issues related to future development cannot be adequately resolved through other regulatory processes, such as subdivision or site development plan review; or (3) the area at issue is subject to a previously approved regulatory plan or document that established a coordinated master framework process, including but not limited to a General Development Plan or LDF. In determining whether circumstances warrant the LDR process and preparation of a LDF, all relevant factors shall be considered, including but not limited to the following:
 1. **Adopted Plan Recommendation**
A City Council adopted plan recommends use of the LDR process, preparation of an Infrastructure Master Plan (IMP), or General Development Plan (GDP) for all or portions of the subject area.
 2. **Large-Scale Development**
The Manager determines that the gross land area at issue is more than 5 acres or 3 Blocks or will result in the creation of 3 or more Blocks.
 3. **Infrastructure Network or System Improvements**
Future development in the subject area anticipates any of the following infrastructure improvements:
 - a. Establishing, extending, expanding, or otherwise changing the arterial or collector street grid; or
 - b. Establishing, extending, expanding, or otherwise changing an existing regional stormwater system; or
 - c. Establishing, extending, expanding, or otherwise changing publicly accessible park and open space.
 4. **General Development Plan Amendments**
The area is subject to a previously approved GDP and the GDP needs to be amended according to Section 12.4.12.18.A, Amendments and Minor Deviations to an Approved General Development Plan.
- B. A determination whether the LDR process is applicable according to this subsection shall be made after the pre-application meeting as described in Section 12.4.12.5 below.

C. Optional LDR

An owner may request a LDR process for the property in order to establish a coordinated regulatory and review framework for the property.

12.4.12.3 Timing of LDR Review

When LDR is mandatory, the Large Development Framework (LDF) shall be approved before final approval of the following.

- A. Official Map Amendment
- B. Subdivision under D.R.M.C., Chapter 50.
- C. Site Development Plan under Section 12.4.3.
- D. Infrastructure Master Plan under Section 12.4.14.

12.4.12.4 Initiation

- A. A LDR may be initiated by any one or combination of the following parties:
 - 1. The owner or owners of the entire subject property;
 - 2. The owner(s)'s authorized agent(s);
 - 3. The Manager;
 - 4. The manager of Parks and Recreation; or
 - 5. The manager of Public Works.

12.4.12.5 Pre-Application Meeting for LDRs

- A. A pre-application meeting is mandatory to determine the applicability of the LDR process for a specific development concept according to Section 12.4.12.2, Applicability. See 12.3.2, Pre-Application Meeting/Concept Plan Review.
- B. An applicant shall request a pre-application meeting for LDR either on the applicant's own initiative, or when directed by the Manager after submittal of an application for a different regulatory process, including but not limited to an Official Map Amendment, Infrastructure Master Plan, Site Development Plan, or Subdivision under D.R.M.C. Chapter 50. For example, the Manager may refer an applicant to the LDR pre-application meeting process in lieu of a pre-application meeting/concept review for Site Development Plan under Section 12.4.3.3.
- C. The DRC shall attend the pre-application meeting, at which the applicant shall present the land use and development concept for the subject property.
- D. When the DRC has sufficient information to assess the future land use and development proposal for infrastructure impacts, no later than 30 days following the pre-application meeting, the DRC shall inform the applicant in writing whether the Large Development Review (LDR) process and preparation of a Large Development Framework (LDF) is mandatory.
- E. Any DRC determination that LDR is not required will not automatically mean that future development in the area at issue is not subject to a future LDR process in accordance with this section. For example, if the DRC determines that a LDR process is not required prior to approval of an Official Zoning Map Amendment for the area at issue, preparation of a LDF may still be required as part of a future request for a subdivision or site development plan in the area at issue.



12.4.12.6 Preliminary Determination of LDR Scope

If the DRC has determined that the LDR process is required in accordance with Section 12.4.12.2 (Applicability) and 12.4.12.5 (Preapplication Meeting), no later than 60 days following the pre-application meeting, the Manager shall inform the applicant of the DRC's preliminary findings addressing, at a minimum, the following items:

- A. The boundaries of the LDR;
- B. Whether a City Council adopted plan (or plans) provides clear and sufficient guidance for changes in land use, development, and infrastructure in the subject area;
 - 1. City Council adopted plans may include, but are not limited to, neighborhood plans, station area plans, master plans, and citywide plans (Blueprint Denver).
 - 2. The Manager shall evaluate all applicable adopted plan policies and may determine "clear and sufficient guidance" exists considering all relevant factors, including but not limited to whether (1) the City Council adopted plans provide a level of detail for the subject LDR area sufficient to establish a framework for interconnected land uses, streets, open space, public parks, and other infrastructure, as applicable; (2) the plan was adopted within the previous 20 years from the date of the LDR preapplication meeting; and (3) the plan adequately addresses current community conditions for the subject area.
- C. The type and timing of necessary regulatory processes applicable to the proposed development of the subject area, including but not limited to any Official Map Amendments, Subdivision of land under D.R.M.C Chapter 50, approval of an Infrastructure Master Plan in accordance with Section 12.4.14, amendments or repeals of previously approved General Development Plans, or approval of any urban design standards and guidelines;
- D. When the Manager finds that an Official Map Amendment is necessary for the proposed large development and when the Manager has made a preliminary finding of no clear and sufficient City Council adopted plan guidance according to Section 12.4.12.6.B above, the type and timing of necessary planning processes applicable to the proposed development of the subject area;
- E. Whether any land dedication will be required through a subsequent regulatory process in the LDR area for streets, trails, open space, public parks, schools and other public purposes; and
- F. Whether any additional actions will be required to ensure community benefits are achieved for the large development area identified in a City Council adopted plan, including but not limited to an affordable housing plan or a schools plan, as applicable.

12.4.12.7 Community Information Meeting

A. Timing of Community Information Meeting - Required Public Notice

No earlier than the DRC's preliminary determination of the LDR scope according to Section 12.4.12.6 and prior to preparation and submittal of the Large Development Framework in accordance with Section 12.4.12.10, the applicant shall schedule a community information meeting and provide public notice of the community information meeting in compliance with the following standards.

1. Written Notice of Community Information Meeting

The applicant shall send written notice at least 21 days prior to such meeting of the proposed Large Development Review application and community information meeting in compliance with the following standards:

- a. The written notice of the community information meeting shall be sent to:
 - i. Owners of any real property located partially or totally in the boundary of the LDR area;
 - ii. Owners of any real property located within 200 feet of the boundary of the LDR;
 - iii. The City Council members in whose districts the LDR area is located, and the at-large City Council members;
 - iv. Any neighboring municipality or county that is contiguous to any boundary of the LDR area;
 - v. Denver Public Schools if the LDR area anticipates residential development;
 - vi. Any special district of which any part of the district's boundaries is included in the LDR area;
 - vii. Any neighborhood organizations registered according to D.R.M.C. Section 12-94, whose boundaries encompass or are within 200 feet of the boundary of the LDR;
- b. The written notice shall be sent via U.S. mail first class or by electronic mail if the recipient has indicated their acceptance of notice by electronic mail.
- c. Notification shall include the location and general description of the application and proposed action; and the process to be followed, including the date, time and place of any related public meeting or hearing, if such has been scheduled.
- d. The failure of any real property owner or a registered neighborhood organization, for whatever reason, to receive a notification required hereunder shall not invalidate any final action by the City.

2. Posted Notice of Community Information Meeting

Posted notice of the Community Information Meeting shall be provided in compliance with the following standards:

- a. No later than 21 days prior to the required Community Information Meeting, the applicant shall be responsible for posting signs on the subject property providing public notice thereof.
- b. Posted notice shall be in number, size, location, and content as prescribed by the Manager and shall indicate the time and place of the Community Information Meeting, and any other information prescribed by the Manager.
- c. The applicant shall take all reasonable efforts to assure that posted signs remain on the site in the number and location prescribed by the Manager, and in good condition to maintain legibility, during the posting period.
- d. Posted notices shall be removed by the applicant from the subject property no later than 15 days after the Community Information Meeting has been held. Failure to do so shall constitute a violation of this Code.

B. Conduct of Community Information Meeting

1. At the community information meeting, the applicant shall present the large development proposal. Community Planning and Development staff shall present the DRC's preliminary findings from Section 12.4.12.6 (Preliminary Determination of LDR Scope) related to the LDR boundaries, whether there is clear and sufficient City Council adopted plan



guidance addressing the LDR area, the timing and type of any necessary planning process, and required regulatory processes.

2. In addition to presenting the preliminary findings of the LDR scope, Community Planning and Development staff's role at the community information meeting is to address City standards, processes, and City Council adopted plan policies that relate to the large development proposal.
3. The applicant shall record all public comment and questions, and submit a written report summarizing the community information meeting, and the applicant's response, if any, to community input. The report shall be submitted to the Manager by no later than 15 days after the community information meeting date. The Manager shall forward the report to the DRC for its review and consideration. The report shall be included in the Large Development Framework.

12.4.12.8 Application and Fees

All applications for LDR review shall be filed in writing with Community Planning and Development within 180 days of the Community Information Meeting according to Section 12.4.12.7. If an application for LDR review is not submitted within 180 days after the Community Information Meeting, the Manager may require a new pre-application meeting, revised determination of the LDR scope, and a new Community Information Meeting. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

12.4.12.9 Review, Referral, and Final Determination of LDR Scope by the DRC

A. Review and Referral

The Manager shall refer the LDR application to the DRC and all affected or interested agencies for review and comment.

B. Final DRC Determination of LDR Scope

The DRC shall evaluate any relevant new information received since the Preliminary Determination of LDR Scope in Section 12.4.12.6 above, and establish the final scope for preparation and submittal of the Large Development Framework in Section 12.4.12.10 below.

12.4.12.10 Preparation and Submittal of the Large Development Framework

The applicant shall prepare and submit a Large Development Framework ("LDF") that addresses, at a minimum, the following:

- A. The final LDR scope established by the DRC;
- B. The type and timing of necessary regulatory or planning processes applicable to development of the subject area, including but not limited to any Official Map Amendments, Subdivision of land under D.R.M.C Chapter 50, approval of an Infrastructure Master Plan in accordance with Section 12.4.14, Site Development Plans, amendments or repeals of previously approved General Development Plans, approval of any urban design standards and guidelines, or approval of any planning processes, as applicable;
- C. The report summarizing the Community Information Meeting;
- D. Development phasing plans, as applicable; and
- E. Additional information required by the DRC.

12.4.12.11 Final Decision on LDF by Development Review Committee

- A. The DRC shall consider the review criteria stated in Section 12.4.12.12, and make a final decision to approve, approve with conditions, or deny a LDF.

- B. The DRC may attach conditions to the final LDF approval reasonably necessary to protect the health, safety and welfare of the community, or to mitigate adverse impacts on surrounding properties.

12.4.12.12 Review Criteria

The DRC shall approve a Large Development Framework (LDF) only if the DRC finds:

- A. The LDF implements City Council adopted plans through the type and sequencing of regulatory or planning tools, as applicable; and
- B. The LDF establishes a coordinated development review process that ensures the future development of the subject area will address land use, development, infrastructure, open space, public parks, schools, and other related issues, as applicable, in accordance with City Council adopted plans.

12.4.12.13 Appeals

Section 12.4.8, Appeal of Administrative Decision, shall apply to final decisions of the DRC on a LDF in accordance with this section.

12.4.12.14 Recordation of Approved LDF

Community Planning and Development shall register a copy of the final LDF document among its records and shall record the final LDF document in the real property records of the Denver County Clerk and Recorder.

12.4.12.15 Effect of Approved LDFs and GDPs

In addition to Section 12.3.5, Effect of Approved Applications, Plans and Permits, the following applies:

- A. A recorded Large Development Framework (LDF) or previously approved General Development Plan (GDP), including any subsequently recorded amendments, shall be in full force and effect until and unless such time as the LDF or GDP is either superseded or rescinded.
- B. The City Council may approve an official map amendment (rezoning) application for property located within an approved LDF or GDP area, taking into consideration the approved LDF or GDP.
- C. The City may issue subdivision approvals, site development plan approvals, infrastructure master plan approvals, zoning permits, and may approve the construction, location, use, and operation of all land and structures for properties located within an approved LDF or GDP area, only upon a finding that such subsequent zoning and building actions are consistent with the terms and conditions of the approved LDF or GDP.

12.4.12.16 Amendments to an Approved Large Development Framework

A. Intent

In addition to Section 12.4.12.1, Intent, the LDF amendment process is specifically intended to allow for LDFs to change over time as needed and to establish appropriate procedures for amendments to LDFs.

B. Applicability

This Section 12.4.12.16 shall apply to any change to a previously approved LDF.

C. Initiation

Amendments to an approved LDF may be initiated by any one or combination of the following parties:

1. One or more owner(s) or agent of the owner(s) of the properties to which the amendment applies;



2. The Manager;
3. The manager of Parks and Recreation; or
4. The manager of Public Works.

D. Procedure for LDF Amendments

1. DRC shall review an amendment to an approved LDF according to the same procedures and subject to the same limitations and requirements as the original LDF approval, and according to the additional review criteria in Section 12.4.12.16.E.
2. An amendment to an approved LDF may be reviewed concurrently with other applications according to Section 12.3.3.9, Concurrent Applications.
3. The Manager shall record all amendments to a LDF approved according to this Section in the records of the Denver County Clerk and Recorder's Office.

E. Additional Review Criteria for LDF Amendments

In addition to the review criteria in Section 12.4.12.12, the DRC shall approve the LDF amendment only if the DRC finds the amendment will not result in any material adverse impacts on the remainder of the approved LDF area, where such impacts are not otherwise substantially mitigated.

12.4.12.17 Withdrawal of Recorded Large Development Frameworks

Pursuant to the same procedure and subject to the same limitations and requirements by which such LDFs were approved and recorded, all LDFs recorded under this Code may be withdrawn, either partially or completely. LDFs may be withdrawn if the DRC determines that since the date of the approval of the existing LDF, conditions in the LDF area have changed to a degree that withdrawal of the LDF is in the public interest or 10 or more years have lapsed. Upon approval of an application to withdraw by the DRC, the Manager shall record in the real property records of the Denver County Clerk and Recorder an appropriate certificate of such withdrawal.

12.4.12.18 Amendments and Minor Deviations to an Approved General Development Plan

A. Amendments to an Approved GDP

1. **Intent**
The GDP amendment process is intended to allow for GDPs to change over time and to establish appropriate procedures for different types of amendments to GDPs.
2. **Applicability**
Any of the following changes to an approved GDP, if included in the GDP, shall be considered amendments subject to this Section 12.4.12.18.A. The DRC shall decide if the proposed change falls within any of the following:
 - a. Significantly modifying or reallocating the permitted height, mix of uses, or density of development;
 - b. Significantly altering the location or amount of land area intended for publicly accessible open space or other public purposes required by this Code or by other City ordinances, rules, or regulations;
 - c. Substantially moving or altering the vehicle access and circulation to or within the development;
 - d. Changing or negating a condition of approval; or
 - e. Modifying any other element of the approved GDP that would substantially change its character or impacts on surrounding property, as determined by the Manager; or
 - f. A repeal of a GDP not eligible for the process set forth in Section 12.4.12.19, Repeal of an Approved General Development Plan

3. Procedure for Amendments

An amendment to an approved GDP may be reviewed concurrently with other applications according to Section 12.3.3.9, Concurrent Applications. An amendment to an approved GDP under this Section 12.4.12.18.A shall be reviewed for applicability to the Large Development Review (LDR) process in Section 12.4.12.2.

B. Minor Deviations to an Approved GDP

The DRC may authorize minor deviations from a previously approved General Development Plan (GDP). Minor deviations are allowed provided such deviation does not constitute an “amendment” to a GDP under Section 12.4.12.18.A, Amendments to an Approved GDP. All minor deviations to a GDP approved by the DRC shall be submitted as “redline” edits to the previously approved electronic GDP, which, after approval, shall be recorded by the Manager in the records of the Denver County Clerk and Recorder’s Office.

12.4.12.19 Repeal of an Approved General Development Plan

A. Intent

The GDP repeal process set forth in this section is intended to provide a flexible process for repeal of certain types of GDPs. This section is intended for those GDPs that may be repealed without a substantial reduction of any community benefits conferred through the GDP, and with no adverse impacts on infrastructure systems or property owners in the GDP area that cannot otherwise be substantially mitigated.

B. Applicability

Any General Development Plan approved under this Code or Former Chapter 59 is eligible for the GDP repeal process in this Section 12.4.12.19, provided the request meets all of the applicable standards and notice requirements in this section. Any requests for GDP repeals not eligible for this process shall be subject to Section 12.4.12.18, Amendments and Minor Deviations to an Approved General Development Plan.

C. Procedure for Review of GDP Repeals

1. Initiation

A GDP repeal may be initiated by any one or combination of the following parties:

- a. One or more property owners or their authorized agent(s) within the area subject to the repeal request;
- b. The Manager;
- c. The Manager of Parks and Recreation; or
- d. The Manager of Public Works.

2. Pre-Application Meeting

A pre-application meeting is mandatory before submittal of an application for a GDP repeal in accordance with this section. See Section 12.3.2, Pre-Application Meeting/ Concept Plan Review

3. Public Notice Requirements

a. Written Notice of Receipt of Application

Written notice of the receipt of the GDP repeal application shall be required in accordance with Section 12.3.4.5.A, except as follows:

- i. No later than 10 days after receipt of a complete application, Community Planning and Development shall cause written informational notice to be sent to the following parties:
 - a) The city council members in whose district the subject property is located.
 - a) The at-large city council members.



- b) Registered neighborhood organizations registered according to D.R.M.C. Section 12-94 whose boundaries encompass or are located within 200 feet of the area of the GDP proposed for a repeal.
 - c) The owners of any real property located in whole or in part within, or within 200 feet of, the area of the GDP proposed for a repeal.
 - iv. Such written notice shall describe the proposal, give directions for submitting comments to Community Planning and Development within 30 days from the date of the written notice, and state that any final decision to approve the application shall be posted in accordance with DZC Section 12.3.4.5.C.
- b. **Posted Notice of Receipt of Application**
Posted notice of the receipt of the GDP repeal application shall be required in accordance with Section 12.3.4.5.B.
 - c. **Posted Notice of Final Administrative Action**
Posted notice of the final decision on the GDP repeal application shall be required in accordance with Section 12.3.4.5.C.

4. **Review, Referral, and Decision by Development Review Committee**

- a. The DRC shall refer the GDP repeal application to all affected or interested agencies for review and comment.
- b. The DRC shall consider the relevant comments of all interested parties, the actions taken by other agencies on the proposed repeal of a general development plan, as applicable, and the review criteria stated below, in approving, approving with conditions, or denying repeal of a general development plan in accordance with this section. Relevant comments shall include but are not limited to comments that the GDP repeal will negatively impact community benefits conferred through the GDP or adverse impacts that will not be substantially mitigated to property within or surrounding the proposed GDP repeal area.
- c. If the DRC deems any comments received during the public notice period as relevant, the GDP repeal process shall proceed according to Section 12.4.12.18, Amendments and Minor Deviations to an Approved General Development Plan.
- d. The DRC may attach conditions to the General Development Plan repeal approval that are reasonably necessary to protect the health, safety and welfare of the community and to substantially mitigate adverse impacts on adjacent properties, as authorized by this Code.

5. **Review Criteria**

The DRC may approve the repeal of a GDP only upon finding that:

- a. The repeal will not result in adverse impacts that have not been substantially mitigated; and
- b. The repeal will not create a substantial reduction of any community benefits conferred through the GDP and not conferred through other regulatory tools, including but not limited to:
 - i. Vehicle, pedestrian, or bicycle connections; or
 - ii. Coordinated stormwater, wastewater, or water infrastructure systems; or
 - iii. Open space or parks systems serving the GDP area; or
 - iv. A phasing plan that sets forth the timing of and responsibility for development in the GDP area; or
 - v. Other community benefits that the DRC determines would be negatively impacted with the GDP repeal.

12.4.12.20 Large Development Review Rules and Regulations

The Manager has the authority to adopt rules and regulations relevant to the Large Development Review process that supplements the procedures and requirements set forth in this Section 12.4.12. In no case, however, shall rules and regulations vary the review criteria established in this Section 12.4.12 for approval of a LDF.

SECTION 12.4.13 REGULATING PLAN

12.4.13.1 Intent

A. General Intent of a Regulating Plan

A Regulating Plan is used to apply permitted building forms, building heights and land uses to specific street frontages and specific blocks and/or zone lots within a zone district. A Regulating Plan is also a vehicle for the designation of Primary Streets and Side Streets in advance of site development to increase the predictability and certainty of future development under this Code. A Regulating Plan is an optional step and process in all zone districts except in the M-GMX zone district. An approved Regulating Plan provides a binding plan that narrows the broad flexibility otherwise permitted in the zone district as site specific development proceeds within the subject area.

B. Intent of Regulating Plan in the M-GMX Zone District

For properties zoned to a Master Planned General Mixed Use ("M-GMX") District, a Regulating Plan is mandatory prior to site development. The M-GMX zone district allows a broad menu of potential building forms and land uses, which are intended to allow flexibility to create places with a specific character, as described in an approved General Development Plan. The broad menu of building forms and land uses must be restricted in their geographic location in order to successfully implement the approved General Development Plan, and to provide predictability and certainty for future property owners within the M-GMX zone district. The geographic application of specific building forms, building heights and land uses is shown through a Regulating Plan, which ensures the character described in the General Development Plan is implemented throughout the M-GMX zone district.

12.4.13.2 When Required & General Allowances

A. When Required

1. Mandatory in the M-GMX Zone District

Preparation of a Regulating Plan is mandatory in the M-GMX zone district, except when the subject property is included in a General Development Plan, which includes the same level of detail and information as required by this Section 12.4.13, including but not limited to the designation of Primary Streets.

2. Mandatory for Development within Certain General Development Plan Areas

Preparation of a Regulating Plan is mandatory prior to site development subject to a General Development Plan where the GDP does not include designation of Primary Streets.

3. Optional in All Other Cases

In all zone districts other than in the M-GMX zone district, and when a Regulating Plan is not otherwise mandatory under this Section, preparation of a Regulating Plan is optional.

B. General Allowances

1. A Regulating Plan may encompass all or a portion of the area within a General Development Plan, as applicable; in addition, there may be multiple Regulating Plans within the same GDP area.

2. There is no minimum area required for submittal of a Regulating Plan.



established by the applicable zone district and this Code. Upon approval of an application to withdraw, the Manager shall record in the real property records of the Denver County Clerk and Recorder an appropriate certificate of such withdrawal.

SECTION 12.4.14 INFRASTRUCTURE MASTER PLAN

12.4.14.1 Intent

The intent of the Infrastructure Master Plan (IMP) process is to:

- A. Implement City Council adopted plans by establishing conceptual, horizontal land use, development, and infrastructure systems for large development areas prior to final, site-specific planning and engineering design;
- B. Implement regulatory processes and actions established through a Large Development Framework (LDF), as applicable, including but not limited to official map amendments (rezonings) and subdivisions; and
- C. Use existing development review processes established in DZC Article 12 to coordinate infrastructure, open space, and public parks systems, both in and surrounding an LDR area, as applicable.

12.4.14.2 Applicability

The Manager of Community Planning and Development shall determine if Infrastructure Master Plan (IMP) review is required based on consideration of the following factors, as applicable to the proposed development:

- A. An approved LDF in accordance with Denver Zoning Code (DZC) Section 12.4.12 requires an IMP for the proposed development area;
- B. A City Council adopted plan recommends preparation of an IMP for the proposed development area;
- C. The proposed development is in a previously approved General Development Plan area;
- D. The Manager of Community Planning and Development determines that the gross area of the proposed development is more than 5 acres, or 3 Blocks, or will result in 3 or more Blocks; or
- E. The Manager of Community Planning and Development determines that the proposed development is of a scale and complexity where a coordinated process addressing horizontal development systems is necessary to implement City Council adopted plans or a General Development Plan, as applicable.

12.4.14.3 Review Process

A. Initiation

An IMP may be initiated by any one or combination of the following parties:

- 1. The owner or owners of the entire subject property;
- 2. The owner(s)'s authorized agent(s);
- 3. The Manager of Community Planning and Development;
- 4. The Manager of Parks and Recreation; or
- 5. The Manager of Public Works.

B. Development Review Committee – Final Approval Authority

The Development Review Committee ("DRC") shall have the authority to approve, approve with conditions, or deny an Infrastructure Master Plan.

C. Pre-Application Concept IMP Review

A pre-application Concept IMP review is mandatory before submittal of a formal IMP application. During the Concept IMP review, the DRC will confirm the applicability of IMP review to the proposed development activity and the specific procedural steps and submittal requirements the applicant will follow. See also Denver Zoning Code (DZC) Section 12.3.2, Pre-Application Meeting/Concept Plan Review.

D. Final IMP Submittal and Review

After completion of the pre-application Concept IMP review, submission of applications shall comply with DZC Section 12.3.3, Submission of Applications, DZC Section 12.3.3.4, Application Fees, and with additional requirements set forth below and in the IMP Rules and Regulations:

1. Submittal and Timing After Concept IMP

The applicant shall submit a Final IMP for review within 180 days after completion of the Concept IMP review. The Manager may approve up to one 180-day extension of this filing deadline upon a showing of good cause by the applicant. If the 180-day filing period expires, and is not otherwise extended, the applicant shall be required to submit a new application for Concept IMP review and pay all required fees.

2. Concurrent Applications

- a. Concurrent applications with IMPs may be allowed according to Denver Zoning Code (DZC) Section 12.3.3.9, Concurrent Applications, and shall be in accordance with any approved Large Development Framework (LDF), as applicable.
- b. No Site Development Plan shall be approved in the proposed development area until the IMP is approved, unless the DRC finds that no IMP is necessary for the proposed development in accordance with DZC Section 12.4.14.2, or allows an exception in writing.
- c. No IMP shall be approved before a LDF is approved, unless the DRC finds that no LDF is necessary for the proposed development in accordance with DZC Section 12.4.12.2.B, or allows an exception in writing.

3. Submittal Requirements

At a minimum, the final IMP application shall include the items set forth in the IMP Rules and Regulations.

E. Final IMP Review, Referral, and Decision by Development Review Committee

1. The DRC shall refer the IMP application to all affected or interested agencies for review and comment related to the IMP's consistency with adopted plans and rules and regulations.
2. The DRC shall consider the relevant comments of all interested parties, as applicable, and the review criteria stated below, in approving, approving with conditions, or denying an IMP application.
3. The DRC may attach conditions to the IMP approval reasonably necessary to protect the health, safety and welfare of the community and to minimize adverse impacts on adjacent properties.

12.4.14.4 IMP Review Criteria

The DRC shall approve an IMP only upon finding that the following review criteria have been met, as applicable:

- A. The IMP is consistent with City Council adopted plans;
- B. The IMP meets the standards set forth in the IMP Rules and Regulations;
- C. The IMP is consistent with all prior approvals that are regulatory and controlling for the subject property. For example, the IMP shall be consistent with a previously approved Large Develop-

ment Framework, General Development Plan, Regulating Plan, and any applicable Urban Design Standards and Guidelines;

- D. The pedestrian, transit, and street pattern is appropriate and adequate to serve the IMP area and provide connectivity to surrounding properties, and promotes and accommodates multi-modal transportation;
- E. The IMP contains an adequate master plan for provision of drainage, wastewater, and water systems through the IMP or a separate regulatory process;
- F. Unique natural resource features and sensitive areas, including but not limited to the regulatory floodplain, can be adequately protected and accommodated through the IMP or a separate regulatory process;
- G. The IMP contains an adequate master plan for the provision of publicly accessible and usable open space and/or public parks; and
- H. The IMP provides an adequate master plan to ensure all phases of development will occur in an orderly fashion, and that infrastructure improvements necessary to serve future development have been identified and will be provided concurrent with such development, as may be further ensured through subsequent or separate regulatory processes.

12.4.14.5 IMP Appeals

Denver Zoning Code Section 12.4.8, Appeal of Administrative Decision, shall apply.

12.4.14.6 Requirements and Limitations After IMP Approval

A. Recordation of Approved Infrastructure Master Plans

Community Planning and Development shall register a copy of the approved IMP among its records and shall record the approved IMP in the real property records of the Denver County Clerk and Recorder.

B. Effect of Approval

Denver Zoning Code Section 12.3.5, Effect of Approved Applications, Plans, and Permits, applies with the addition of the following.

1. An IMP approved according to these rules and regulations shall regulate the future use and development of the subject property.
2. After approval of an IMP, the City may issue site development plans, zoning permits, and building permits to an applicant, provided such approvals are consistent with the approved IMP and comply with all other City standards and regulations, including those set forth in an approved Large Development Framework.
3. After approval of the IMP and all requisite zoning permits, if the Development Review Committee (DRC) finds that development is not proceeding in accordance with the approved IMP, the Manager, through all enforcement authority available, may immediately issue an order stopping any or all work on the property that does not comply with the approved IMP, until such time as the noncompliance is remedied.

12.4.14.7 IMP Expiration

An approved IMP shall expire if no site development plans, zoning permits, or building permits have been approved or issued within any 10 year time period after approval of the IMP, or as otherwise specified by the DRC in writing.



12.4.14.8 Vested Rights in Infrastructure Master Plans

A. Certain Infrastructure Master Plans Eligible for Vested Rights

1. An IMP initiated by an owner or owners of the subject property, or their authorized agents, and which by its express terms will not require one or more official map amendments (rezoning) to implement the IMP, may result in vested rights concurrently with the approved IMP.
2. An IMP approved prior to or concurrent with the City Council's approval of one or more official map amendment (rezonings) to implement the IMP may be amended after approval of the official map amendment(s) to obtain vested rights. All IMP amendments seeking the addition of vested rights shall be processed according to the same procedure and criteria stated in Section 12.4.14.9, IMP Amendments, Repeals, and Minor Deviations below.
3. An IMP eligible for vested rights according to this subsection may be afforded vested rights only for the following items. In no case may the DRC confer vested rights that conflict with any standards set forth in the Denver Zoning Code or the Denver Revised Municipal Code at the time of approval of the IMP.
 - a. The location and general specifications for a network of internal pedestrian walkways and connections to primary uses within the IMP area and to adjacent development or public amenities/facilities such as schools, parks, and open space;
 - b. The location and functional classification of the future street network within the IMP area, as applicable;
 - c. The designation of Primary Streets to guide future development in compliance with the Denver Zoning Code;
 - d. The location of future publicly accessible open space and parks; and
 - e. The location of future public facilities, as applicable.
4. The vested rights in an approved IMP are directly proportional to the level of detail and specificity approved in the plan.

B. Vesting Period in IMPs

Rights vested through approval of an IMP shall remain vested for three years or until such time as the IMP is either superseded or rescinded, whichever occurs first, unless otherwise approved by City Council. Amendments to IMPs shall not affect vested rights unless expressly stated otherwise in the amendment.

12.4.14.9 IMP Amendments, Repeals, and Minor Deviations

A. Intent

In addition to Section 12.4.14.1, Intent, the amendment process is intended to allow for IMPs to change over time as needed and to establish appropriate procedures for different types of amendments to IMPs.

B. Applicability

This Section 12.4.14.9 shall apply to any change to a previously approved IMP.

C. Initiation

Amendments to an approved IMP may be initiated by any one or combination of the following parties:

1. One or more property owners or their authorized agent(s) within the area being amended;
2. The Manager of Community Planning and Development;

3. The Manager of Parks and Recreation; or
4. The Manager of Public Works.

D. Procedure for IMP Amendments

1. DRC shall review an amendment to an approved IMP according to the same procedures and subject to the same limitations and requirements as the original IMP approval, and according to the additional review criteria in Section 12.4.14.9.E.
2. An amendment to an approved LDF may be reviewed concurrently with other applications according to Section 12.3.3.9, Concurrent Applications.
3. The Manager shall record all amendments to a LDF approved according to this Section in the real property records of the Denver County Clerk and Recorder's Office.

E. Additional Review Criteria for LDF Amendments

In addition to the review criteria in Section 12.4.14.4, the DRC shall approve the IMP amendment only if the DRC finds the amendment will not result in any material adverse impacts on the remainder of the approved IMP area, where such impacts are not otherwise substantially mitigated.

12.4.14.10 Infrastructure Master Plan Rules and Regulations

The Manager has the authority to adopt rules and regulations relevant to the Infrastructure Master Plan (IMP) process that supplements the processes set forth for IMP review and generally this Article 12, including common decision making authority and requirements common to all zoning procedures.