

## Development Review Overview

The site plan review process provides for the systematic assessment by City agencies of land development proposals, or development plans. The objective of the process is to ensure that the development proposal complies with Blueprint Denver, Denver's Comprehensive Plan, the Denver Zoning Ordinance and all other City design and development criteria. A number of City agencies and private utilities review and approve the proposed plan on the basis of specific ordinances and regulations which that agency is responsible for administering. Each site plan will be assigned a Development Review Case Manager.

The next several pages will outline expectations for both process and substance of site plan review. This process is comprised of three phases, "concept", "formal" and "final recordation."

1. The Concept Phase of the site plan review process is designed to provide the applicant and the City with the opportunity to identify all significant and major issues (building location and footprint, orientation, site layout, access issues, required studies, etc.) that will affect the basic design and feasibility of the project. The City will also identify all public health and safety issues. Additional information or required studies necessary for the Formal Phase will also be identified at this phase. All Concept Phase conflicts must be resolved at this stage. At the conclusion of the Concept Phase, the applicant and owner will receive a written summary of all comments and expectations. Both the City and the applicant may rely upon the work done and agreements entered into at this stage for all subsequent aspects of the process. However, if the applicant makes significant changes to their submittal in subsequent phases, the Concept Phase must be repeated.
2. The Formal Phase begins with a detailed schematic site plan and proceeds through to the final refinement and approval. This phase provides the City with the information, redesign and actions required for final approval, (i.e. technical data, drainage studies, transportation studies, design review compliance issues, and other requirements) which will enable the City to properly review and approve the project. The majority of engineering plans and studies are completed during the Formal Phase.
3. The Final Recordation Phase concludes with the signing and recordation of the Mylar's.

Each phase is a distinct procedural phase involving the submittal of development plans and supporting technical documents, review team meetings, inter-agency review of the submittal, a determination that the submittal is complete, including comments reflecting requirements and expectations for the next phase of the process.

This work flow summary outlined above is the typical review process for development plans for all three phases, including:

- Site Plan review
- Planned Unit Development (PUD) site plans
- Planned Building Groups (PGG)
- Planned Developments, and
- General Development Plans (GDP), and
- Mixed Use District Development Plans.