

## Development Review

### Plan Amendments

#### Major Amendments to Recorded Plans –

Approved and recorded plans may be amended subject to the current (at the time of amendment) requirements and procedures. However, it is always prudent to arrange for the City of Denver to review the proposed changes as early as possible. Waiting until the change has been constructed could result in costly revisions. Usually, amendments take considerably less time than the approval of the initial plan. If an amendment is needed, please visit the development website [www.Denvergov.org/development\\_review](http://www.Denvergov.org/development_review) or contact the Community Planning Department or the Zoning Administration for information on current requirements and procedures.

The Zoning Ordinance requires that applications to amend Development Plans must be made by all owners of and holders of deeds of trust for land and structures within the subject area. Applications to amend PUD Site Plans may be made by any owner of land or structures within the subject area.

#### Redline or Amendments –

Proposed changes or amendments to an approved Development Plans can be redlined, if they do not cause any of the following circumstances to occur:

1. A change in the character of the development;
2. An increase of more than ten (10) per cent in the ratio of the gross floor area in structures to the area of any zone lot;
3. An increase in the intensity of use;
4. A reduction of more than ten (10) per cent in the originally approved separation between buildings;
5. An increase of the problems of circulation, safety and utilities;
6. An increase of the external effects on adjacent property;
7. A reduction of more than ten (10) percent in the originally approved setbacks from property lines;
8. An increase of more than ten (10) percent in ground coverage by structures;
9. A reduction in the ratio of off-street parking and loading space to gross floor area in structures;
10. A change in the location of private streets or parking area; or
11. A change which would cause undue adverse impacts on adjacent properties.
12. A change in the amount of anything factored into the Floor Area Ratio bonus.

Changes which are considered to be minor may be allowed through a minor, or administrative, amendment which usually involves submitting three red-lined prints to the Zoning Administration, plus a check for \$100 review fee, payable to the "Manager of Finance". However, some minor changes may still require Design Review. Please check with the Case Manager assigned your project.

Proposed changes or amendments to an approved PUD Site Plan are considered to be "minor" if they do not cause any of the following circumstances to occur:

1. A change in the character of the development;
2. A change in the land uses;
3. A change in the general location of land uses;
4. An increase in the maximum height of any building by more than the lesser of five (5) feet or five (5) percent;
5. An increase in the number of dwelling units, or in the ratio of the gross floor area of structures to the land area;
6. A reduction in the setbacks from property lines;
7. An increase in ground coverage by structures or surface parking;
8. A reduction by more than five (5) percent in the land area designated for landscaping;
9. A reduction in the ratio of off street parking and loading space to gross floor area or number of dwelling units in structures;
10. A change in the limitations on the number, size or lighting of signs;
11. A change affecting the access from and through public rights of way; provided, however, that curb cut locations may shift unless specifically established by the district plan; or
12. A substantive change in any element submitted in accordance with section 59 515(a)(2)r.

Simultaneous Processing of Plans – Simultaneous processing of two or more plans for the same land area is not permitted, except that a subdivision plat may be processed simultaneously with any site plan.