

## **Approval Criteria for General Development Plan Amendments Section 146-403(C-E)**

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- (C) ***Criteria for Review and Approval.*** Approval of a general development plan may include conditions and limitations on the approval. The planning and zoning commission and city council shall base their respective decisions for approval on whether the applicant has demonstrated that the proposed general development plan is consistent with the spirit and intent of the comprehensive plan, with the requirements of the Code, and with other policies and plan adopted by city council.
- (D) ***Past Performance.*** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any general development plan. The city council may deny any approval of a general development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.
- (E) **GDP Amendments**
1. ***Minor Amendments.*** The director of planning may administratively amend general development plans if the amendments are necessitated, as technical corrections to address minor issues reflecting site conditions. Any such minor amendments shall conform with the criteria in (C) of this section.
  2. ***Major Amendments***
    - a. Major amendments to general development plans shall be presented for a public hearing both to the planning and zoning commission, who shall render a recommendation to city council, and to city council for final decision. The planning and zoning commission and city council may include necessary conditions and limitations. A decision for approval of major amendments shall be based on the criteria in (C) of this section.
    - b. An amendment to a general development plan that increases the residential density in any planning area shall be considered a major amendment. Any proposed transfer of residential density within the general development plan shall be subject to approval of the city council. Such approval shall only occur after the planning and zoning commission has conducted a public hearing and forwarded its recommendation to the city council.