

REVIEW AND APPROVAL PROCEDURE AMENDMENT - CONCEPT PLAN

Planning and Zoning Commission – February 6, 2025

*Redline Version (~~Red~~ = Deleted Text, **Blue** = New Text)*

153.002 Definitions

(B) *General definitions.* For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning, as determined by the Director.

(3) *General definitions - C*

(p) *CONCEPT PLAN.* A plan that generally indicates the overall design of a proposed PUD or BSD project with sufficient information to enable the applicant and the city to discuss the concept for the proposed development and **analyze** ~~determine~~ if the proposal is generally consistent with the Community Plan and other applicable plans of the city.

Mixed Use Regional District

153.048 Review and Approval Procedures and Criteria

(B) *Process summary.*

(1) The following table summarizes the review and approval processes for the various application types that are applicable to development within a MUR Zoning District. Specifics for each of these processes can be found in the respective section identified in the column titled "Zoning Code Reference".

Table 8: Process Summary Table
R=Recommendation D=Decision A=Administrative Appeal RF=Review & Feedback

Review/ Approval Body:	Planning Director	Administrative Review Team	Board of Zoning Appeals	Planning and Zoning Commission	City Council	Zoning Code Reference
Table 8: Process Summary Table						
R=Recommendation D=Decision A=Administrative Appeal RF=Review & Feedback						
Review/ Approval Body:	Planning Director	Administrative Review Team	Board of Zoning Appeals	Planning and Zoning Commission	City Council	Zoning Code Reference
Zoning Code Approvals						
Zoning Map or Text Amendment	R			R	D	§ 153.234
Conditional Use	R			D		§ 153.236
Special Permit	R		D			§ 153.231 (G)
Zoning Code Approvals						
Use Variance	R		R		D	§ 153.231 (H)(3)
Non-Use (Area) Variance	R		D			§ 153.231 (H)(2)
MUR District Applications						

Pre-Application Staff Meeting	RF					§ 153.048 (C)
Informal Plan	R			RF		§ 153.048 (D)
Concept Plan	R			D RF		§ 153.048 (E)
Concept Plan with a Development Agreement	R			R	D	§ 153.048(E)(1)(e)
Final Development Plan	R		A	D		§ 153.048 (F)
Minor Project	R	D		A		§ 153.048 (G)
Waivers	R			D		§ 153.048 (H)
Administrative Departure	D		A			§ 153.048 (I)
Master Sign Plan	R			D		§ 153.048 (J)
Administrative Approvals	D					§ 153.048 (K)
Certificate of Zoning Plan Approval	D					§ 153.048 / § 153.048 (M)(3)

~~(2) —Process flow chart. The following flow chart identifies the primary process applicable to development applications within the MUR Zoning Districts. This is an illustrative representation of the process and does not reflect all possible scenarios and situations.~~

(D) *Informal Plan.* ~~Prior to submittal of an application for a Concept Plan, an~~ An applicant may submit an informal application for review of a development concept with the PZC. Such submittal shall include a completed application form and supporting material sufficient to describe the development concept. The review of the informal submittal shall be non-binding upon the PZC and the applicant, however, it is intended to provide feedback by the PZC that should inform the preparation and ~~subsequent~~ review of ~~the Concept Plan~~ a subsequent application. The Planning Director shall prepare a brief analysis and comments that will be submitted to the PZC with the application.

(E) *Concept Plan.*

(1) *Purpose and applicability.*

(a) The purpose of the Concept Plan is to provide a general outline of the scope, character, and nature of the proposed development to determine if it is consistent with the policy direction and recommendations set forth in the Community Plan, the Dublin Corporate Area Plan, the MUR Design Guidelines, the requirements of the MUR Zoning Districts, and applicable Zoning Code requirements.

(b) The Concept Plan review provides an opportunity for public input at an early stage of the development process.

(c) The Concept Plan review is intended to provide clear direction to the applicant by the required reviewing body resulting from its review and ~~approval~~ feedback of the application.

(d) ~~If the~~ The Concept Plan ~~review is approved by the reviewing body, it~~ shall serve as a basis for preparation by the applicant of the FDP for the proposed development.

~~—(e) —For projects that will propose a development agreement due to the need for development timeframe, public infrastructure, public and private contributions, development restrictions, or other related items, City Council shall serve as the required reviewing body for the Concept Plan. In those cases, the Director and the Planning and Zoning Commission shall each review the Concept Plan and provide a recommendation to Council to approve, approve with conditions, or disapprove the Concept Plan.~~

(2) *Review procedures.*

(a) The Concept Plan is a mandatory step in the development review and approval process.

(b) An application for a Concept Plan shall be made in accordance with the provisions of division (M)(1) of this section.

(c) The Planning and Zoning Commission shall be the required reviewing body for the Concept Plan in the MUR Zoning Districts, ~~unless a development agreement is proposed in conjunction with a proposed project, then City Council shall be required reviewing body for the Concept Plan.~~

(d) The Concept Plan shall be forwarded to the PZC for ~~approval, approval with conditions, or denial of the application~~ review and feedback under the criteria of division (E)(4) of this section.

(e) The Director shall provide an analysis of the CP application under the considerations of division (E)(4) of this section.

~~(e)~~(f) The PZC shall review the Concept Plan application, the minutes of the PZC meeting if an informal review was requested by the applicant, the Director's recommendation analysis, and ~~render its decision~~ provide feedback based on the criteria considerations of division (E)(4) of this section. ~~In the instance the PZC is the required reviewing body, the Commission will render a decision for approval, approval with conditions, or denial and written record of the Commission's decision shall be provided.~~

~~(f) In the instance of a Concept Plan associated with a proposed development agreement, the Commission will make a recommendation of approval, approval with conditions, or denial to City Council.~~

~~(g) City Council shall review the Concept Plan application and the recommendations of PZC and the Director, and render its decision based on the criteria of division (D)(3) of this section of approval, approval with conditions, or denial.~~

(3) *Submittal requirements.* It is the intent of these regulations that the Concept Plan shall indicate overall design of the proposed project. Information submitted should be comprehensive enough to enable the required reviewing body to understand the existing site and concept for the proposed development, and to evaluate consistency with the review criteria in division (E)(4) of this section. The applicant shall submit an application and supplemental materials as outlined in division (M)(1) of this section and determined by the Director.

(4) *Review considerations criteria.* The required reviewing body shall ~~make its decision~~ review and provide feedback on an application for a Concept Plan based on each of the following criteria considerations and may consider the recommendation of the Director and, if City Council is the required reviewing body, the recommendation of the PZC. ~~For applications associated with a development agreement, the PZC shall apply these criteria in the formulation of its recommendation to City Council.~~

(a) The Concept Plan is consistent with the applicable policy guidance of the Community Plan, the Dublin Corporate Area Plan, the MUR Design Guidelines, the requirements of the MUR Zoning Districts, other applicable Zoning Code requirements, and other applicable city plans, and citywide administrative and financial policies;

(b) The Concept Plan conforms to the applicable requirements of the Code;

(c) The illustrative lots, supporting street and pedestrian network, and internal circulation provide a coherent development pattern and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;

(d) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of § [153.046](#), Uses;

(e) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the requirements of § [153.047](#), Site Development Standards and the MUR Design Guidelines;

(f) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside the proposed development; and

(g) The Concept Plan allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the city or other public agency.

(F) *Final Development Plan*

(4) *Review criteria.* The PZC shall make its decision on an application for an FDP based on each of the following criteria:

(a) The FDP shall be substantially similar to the **approved** Concept Plan, and consistent with the record established by the required reviewing body, the associated staff report, and the Director's recommendation;

(M) *Duration of Approvals*

(a) **Because the review of a Concept Plan application is non-binding on the city and does not result in a decision by the PZC, the comments made during the Concept Plan application review do not expire. However, if the applicant makes any**

material change in the Concept Plan application following the review, the applicant should not assume that the previous Concept Plan review comments remain applicable to the revised application. ~~An approved Concept Plan shall be valid for a period of no more than one year. If an application has not been filed for an FDP for at least a portion of the site within that two-year period, then the Concept Plan shall no longer be valid. A new Concept Plan application shall be required in accordance with the requirements of this chapter.~~

Bridge Street District

153.066 Review and Approval Procedures and Criteria

(B) *Required Approvals.*

(1) *Summary.* This section outlines the requirements and procedures for development review specifically within the BSD districts. The review procedures of this section shall be used for all development applications in a BSD district. Table 153.066-A, Summary Procedure Table, describes the review procedures applicable in all BSD districts.

(2) *Abbreviations.* The following abbreviations and terms are used in this section:

ART: Administrative Review Team

BZA: Board of Zoning Appeals

CC or Council: City Council

PD or Director: Planning Director

PZC or Commission: Planning and Zoning Commission

TABLE 153.066-A: SUMMARY PROCEDURE TABLE						
R = Recommendation D = Decision A = Administrative Appeal RF = Review & Feedback						
Type of Application	PD	ART	BZA	PZC	Council	Zoning Code Reference
TABLE 153.066-A: SUMMARY PROCEDURE TABLE						

R = Recommendation D = Decision A = Administrative Appeal RF = Review & Feedback						
Type of Application	PD	ART	BZA	PZC	Council	Zoning Code Reference
Zoning Code Approvals						
Zoning Map or Text Amendment	R			R	D	§ 153.234
Conditional Use	R			D		§ 153.236
Special Permit	R		D			§ 153.231 (G)
Use Variance	R		R		D	§ 153.231 (H)(3)
Non-Use (Area) Variance	R		D			§ 153.231 (H)(2)
Other Approvals						
Building Code Appeal			D			§ 153.231 (I)
Bridge Street District Applications						
Pre-Application	RF					§ 153.066 (C)
Informal	RF			RF		§ 153.066 (D)
Concept Plan	R			D RF		§ 153.066 (E)
Concept Plan with a Development Agreement	R			R	D	§ 153.066(E)

Preliminary Development Plan	R			D		§ 153.066(F)
Final Development Plan	R			D		§ 153.066(G)
Amended Final Development Plan	R			D		§ 153.066(H)
Minor Project	R	D		A		§ 153.066(I)
Administrative Departure	R	D		A		§ 153.066(J)
Waivers	R			D		§ 153.066(K)
Master Sign Plan	R			D		§ 153.065(H)(2)(e) / § 153.066(L) and (M)(8)
Parking Plan	R			D		§ 153.066 (N)(8) / § 153.065(B)
Administrative Approval	D			A		§ 153.066(M)
Open Space Fee in Lieu	R			D		§ 153.066(N)(1) / § 154.064(D)-(E)
Certificate of Zoning Plan Approval	D					§ 153.233 / § 153.066(O)(3)

(D) *Informal.* ~~Prior to submittal of an application for a Concept Plan, an~~ An applicant may submit an informal application for review of a development concept with the PZC. Such submittal shall include a completed application form and supporting material sufficient to describe the development concept. The review of the informal submittal shall be non-binding upon the PZC and the applicant, however, it is intended to provide feedback by the PZC that should inform the preparation and ~~subsequent~~ review of ~~the Concept~~

~~Plan~~ a subsequent application . The Planning Director shall prepare a brief analysis and comments that will be submitted to the PZC with the application.

(E) *Concept Plan.*

(1) *Purpose and Applicability.*

(a) The purpose of the Concept Plan (CP) is to provide a general outline of the scope, character, and nature of the proposed development that is consistent with the policy direction of the Community Plan and the BSD Special Area Plan, the requirements of the BSD Code, other related policy and regulatory documents, and the review criteria, and to consider the proposal within the context of existing and planned development within the vicinity of the project.

(b) The CP allows the required reviewing body the means to ensure that the proposed concept is consistent with the following:

1. That the proposed land uses are consistent with Community Plan, BSD Special Area Plan, and BSD Code;
2. That the proposed block framework and street network are generally compatible with the adopted plans, lead to the creation of a walkable, urban place;
3. That the proposed development concept generally fulfills the intent of the BSD Special Area Plan; and
4. That the proposed development concept has the potential to create a walkable, urban place.

(c) The CP review provides an opportunity for public input at an early stage of the development process.

(d) The CP review is intended to provide clear direction to the applicant by the required reviewing body resulting from its review and approval feedback of the application.

(e) ~~If the~~ The Concept Plan review ~~is approved by the reviewing body, it-~~ shall serve as a basis for preparation by the applicant of the Preliminary Development Plan (PDP) for the proposed development.

(f) For Concept Plan applications disapproved by PZC before the effective date of this revised section and after June 1, 2023, and for which a notice of appeal was timely filed, an applicant would be permitted to submit a Preliminary Development Plan application for review within one year of the effective date of this amendment.

~~-(f) For projects that will propose a development agreement due to the need for development timeframe, public infrastructure, public and private contributions, development restrictions, or other related items, City Council shall serve as the required reviewing~~

~~body for the CP. In those cases, the Director and the Planning and Zoning Commission shall each review the CP and provide a recommendation to Council to approve, approve with conditions, or disapprove the CP.~~

(2) *Review Procedure.*

(a) The CP is a mandatory step in the development review and approval process for the BSD.

(b) An application for a CP shall be made in accordance with the provisions of divisions (E)(3) and (O)(1) of this section.

(c) The PZC shall be the required reviewing body for the CP in the BSD, ~~unless a development agreement is proposed in conjunction with a proposed project, then City Council shall be the required reviewing body for the CP.~~

(d) The Director shall ~~make a recommendation to the PZC for approval, approval with conditions, or denial~~ provide an analysis of the CP application under the ~~criteria~~ considerations of division (E)(4) of this section.

(e) The PZC shall review the CP application, the minutes of the PZC meeting if an informal review was requested by the applicant, the Director's ~~recommendation~~ analysis, and ~~render its decision~~ provide feedback based on the ~~criteria~~ considerations of division (E)(4) of this section. ~~In the instance the PZC is the required reviewing body, the Commission will render a decision for approval, approval with conditions, or denial and written record of the Commission's decision shall be provided.~~

~~—(f) In the instance of a CP associated with a proposed development agreement, the Commission will make a recommendation of approval, approval with conditions, or denial to City Council.~~

~~—(g) City Council shall review the CP application and the recommendations of PZC and the Director, and render its decision based on the criteria of division (E)(4) of this section of approval, approval with conditions, or denial.~~

(3) *Submittal Requirements.* It is the intent of these regulations that the CP shall indicate overall design of the proposed project. Information submitted should be comprehensive enough to enable the required reviewing body to understand the existing site and concept for the proposed development, and to evaluate consistency with the review ~~criteria~~ considerations in division (E)(4) of this section. The applicant shall submit an application and supplemental materials as outlined in division (O)(1) of this section and determined by the Director.

(4) *Review considerations criteria.* The required reviewing body shall ~~make its decision~~ review and provide feedback on an application for a Concept Plan based on each of the following ~~criteria~~ considerations and ~~may consider the recommendation of the Director and, if City Council is the required reviewing body, the recommendation of the PZC.~~ For applications associated with a development agreement, ~~the PZC shall apply these criteria in the formulation of its recommendation to City Council.~~

(a) The CP is consistent with the applicable policy guidance of the Community Plan, the BSD Special Area Plan, and other applicable city plans, and related policies;

(b) The CP conforms to the applicable requirements of the BSD Code;

(c) The illustrative lots and blocks, supporting street and pedestrian network, and internal circulation provide a coherent development pattern that conforms to the requirements of §§ [153.060](#) Lots and Blocks, [153.061](#) Street Types, and [153.065](#) Site Development Standards, and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;

(d) The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of § [153.059](#) Uses;

(e) The conceptual buildings are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of § [153.062](#) Building Types;

(f) The conceptual design of open spaces, including location and relationship to surrounding buildings, provides for meaningful public gathering spaces that benefit the community both within and outside the proposed development;

(g) The CP allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the city or other public agency; and

(h) The development concept conforms to the requirements of § [153.063](#) Neighborhood Standards, as applicable.

(F) *Preliminary Development Plan.*

(4) *Review Criteria.* The PZC shall make its decision on an application for a PDP based on each of the following criteria:

(a) The PDP shall be consistent with the **approved** CP, the record established by the required reviewing body, the associated staff report, and the Director's recommendation;

(O) *General Provisions*

(5) *Duration of Approvals.*

(a) Because the review of an informal application is non-binding on the city and does not result in a decision by the PZC, the comments made during the informal application review do not expire. However, if the applicant makes any

material change in the informal application following the review, the applicant should not assume that the previous informal review comments remain applicable to the revised application.

(b) Because the review of a Concept Plan application is non-binding on the city and does not result in a decision by the PZC, the comments made during the Concept Plan application review do not expire. However, if the applicant makes any material change in the Concept Plan application following the review, the applicant should not assume that the previous Concept Plan review comments remain applicable to the revised application. ~~An approved CP shall be valid for a period of no more than one year. If an application has not been filed for a PDP for at least a portion of the site within that one-year period, then the CP shall no longer be valid. A new CP application shall be required in accordance with the requirements of this chapter.~~

Historic District

153.176 Review and Approval Procedures and Criteria

TABLE 153.176A: SUMMARY PROCEDURE TABLE						
<i>R=Recommendation D=Decision A=Administrative Appeal RF=Review & Feedback</i>						
<i>Type of Application</i>	<i>PD</i>	<i>ARB</i>	<i>BZA</i>	<i>PZC</i>	<i>Council</i>	<i>Zoning Code Reference</i>
TABLE 153.176A: SUMMARY PROCEDURE TABLE						
<i>R=Recommendation D=Decision A=Administrative Appeal RF=Review & Feedback</i>						
<i>Type of Application</i>	<i>PD</i>	<i>ARB</i>	<i>BZA</i>	<i>PZC</i>	<i>Council</i>	<i>Zoning Code Reference</i>
<i>Zoning Code Approvals</i>						
<i>Zoning Map or Text Amendment</i>	<i>R</i>	<i>R</i>		<i>R</i>	<i>D</i>	<i>§ 153.234</i>

<i>Conditional Use</i>	<i>R</i>	<i>R</i>		<i>D</i>		§ 153.236
<i>Special Permit</i>	<i>R</i>		<i>D</i>			§ 153.231(G)
<i>Use Variance</i>	<i>R</i>		<i>R</i>		<i>D</i>	§ 153.231(H)(3)
<i>Non-Use (Area) Variance</i>	<i>R</i>		<i>D</i>			§ 153.231(H)(2)
Other Approvals						
<i>Building Code Appeal</i>			<i>D</i>			§ 153.231(I)
Historic District Applications						
<i>Pre-Application</i>	<i>RF</i>					§ 153.176(D)
<i>Informal Review</i>	<i>RF</i>	<i>RF</i>				§ 153.176(E)
<i>Concept Plan</i>	<i>R</i>	<i>D</i> <i>RF</i>				§ 153.176(F)
<i>Concept Plan with a Development Agreement</i>	<i>R</i>	<i>R</i>	-	-	<i>D</i>	§ 153.176(D)
<i>Preliminary Development Plan</i>	<i>R</i>	<i>D</i>				§ 153.176(G)
<i>Final Development Plan</i>	<i>R</i>	<i>D</i>	<i>A</i>			§ 153.176(H)
<i>Minor Project</i>	<i>R</i>	<i>D</i>	<i>A</i>			§ 153.176(I)
<i>Demolition</i>	<i>R</i>	<i>D</i>	<i>A</i>			§ 153.176(J)
<i>Waivers</i>	<i>R</i>	<i>D</i>				§ 153.176(K)

<i>Master Sign Plan</i>	<i>R</i>	<i>D</i>				§ 153.173(L) / § 153.176(L)
<i>Administrative Approval</i>	<i>D</i>	<i>A</i>				§ 153.176(M)
<i>Certificate of Zoning Plan Approval</i>	<i>D</i>					§ 153.233 / § 153.176(O)(3)

(E) *Informal review. ~~Prior to submittal of an application for a Minor Project (MP) or Concept Plan (CP), a~~ An applicant may submit an Informal application for review of a development concept with the ARB. Such submittal shall include a completed application form and supporting material sufficient to describe the development concept. The review of the informal submittal shall be non-binding upon the ARB and the applicant, however, it is intended to provide feedback by the ARB that should inform the preparation and ~~subsequent~~ review of a subsequent application ~~the CP~~. The Planning Director shall prepare a brief analysis ~~and comments~~ that will be submitted to the ARB with the application.*

(F) *Concept plan.*

(1) *Purpose and applicability.*

(a) *The purpose of the Concept Plan (CP) is to provide a general outline of the scope, character, and nature of the proposed development that is consistent with the policy direction of the Community Plan, the Historic Design Guidelines, the requirements of the Historic Zoning Districts and those applicable to designated outlying resources, other related policy and regulatory documents, and the review criteria, and to consider the proposal within the context of existing and planned development within the vicinity of the project.*

(b) *The CP allows the required reviewing body the means to ensure that the proposed concept is consistent with the following:*

1. *That the proposed land uses are consistent with Community Plan, Historic Design Guidelines, and applicable Zoning Code requirements;*

2. That the proposed development and layout are generally compatible with the existing development pattern and scale of development within Historic Dublin; or surrounding development for the designated outlying resources;

3. That the proposed development concept generally preserves and maintains the historic nature of a given site; and

4. That the proposed development concept has the potential to create a walkable, pedestrian scale place.

(c) The CP review provides an opportunity for public input at an early stage of the development process.

(d) The CP review is intended to provide clear direction to the applicant by the required reviewing body resulting from its review and approval feedback of the application.

(e) ~~If the~~ The Concept Plan ~~is approved by the reviewing body, it~~ shall serve as a basis for preparation by the applicant of the Preliminary Development Plan (PDP) for the proposed development.

~~(f) For projects that will propose a development agreement due to the need for development timeframe, public infrastructure, public and private contributions, development restrictions, or other related items, City Council shall serve as the required reviewing body for the CP. In those cases, the Director and the Architectural Review Board shall each review the CP and provide a recommendation to Council to approve, approve with conditions, or disapprove the CP.~~

(2) Review procedure.

(a) The CP is a mandatory step in the development review and approval process.

(b) An application for a CP shall be made in accordance with the provisions of divisions (P)(1) of this chapter.

~~(c) The ARB shall be the required reviewing body for the CP in Historic Dublin and any designated outlying property, unless a development agreement is proposed in conjunction with a proposed project, then City Council shall be the required reviewing body for the CP.~~

(d) The Director shall ~~make a recommendation to the ARB for approval, approval with conditions, or denial~~ provide an analysis of the CP application under the criteria considerations of division (F)(4) of this section.

(e) The ARB shall review the CP application, the minutes of the ARB meeting if an informal review was requested by the applicant, the Director's recommendation analysis, and ~~render its decision~~ provide feedback based on the criteria considerations of division (F)(4). ~~In the instance the ARB is the required reviewing body, the Board will render a decision for approval, approval with conditions, or denial and written record of the Board's decision shall be provided.~~

~~-(f) In the instance of a CP associated with a proposed development agreement, the Board will make a recommendation of approval, approval with conditions, or denial to City Council.~~

~~—(g) City Council shall review the CP application and the recommendations of ARB and the Director, and render its decision based on the criteria of division (F)(4) of approval, approval with conditions, or denial.~~

(3) *Submittal requirements.* It is the intent of these regulations that the CP shall indicate overall design of the proposed project. Information submitted should be comprehensive enough to enable the required reviewing body to understand the existing site and concept for the proposed development, and to evaluate consistency with the review **criteria considerations** in division (F)(4). The applicant shall submit an application and supplemental materials as outlined in division (P)(1) and determined by the Director.

(4) Review **considerations criteria**. The required reviewing body shall ~~make its decision~~ review and provide feedback on an application for a CP based on each of the following **criteria considerations** ~~and may consider the recommendation of the Director and, if City Council is the required reviewing body, the recommendation of the ARB. For applications associated with a development agreement, the ARB shall apply these criteria in the formulation of its recommendation to City Council.~~

(a) *The CP is consistent with the applicable policy guidance of the Community Plan, applicable Zoning Code requirements, and other applicable city plans, and citywide administrative and financial policies;*

(b) *The CP is consistent with the Historic Design Guidelines;*

(c) *The CP conforms to the applicable requirements of the Code;*

(d) *The CP is consistent with surrounding historic context, character, and scale of the immediately surrounding area and the district as a whole;*

(e) *The applicant or applicant's representative has demonstrated that it has technical expertise and experience with appropriate construction methods consistent with sound historic preservation practices;*

(f) *The illustrative lots, supporting street and pedestrian network, and internal circulation provide a coherent development pattern and the conceptual locations of access points to surrounding streets will avoid adverse impacts on surrounding neighborhoods and traffic infrastructure;*

(g) *The proposed land uses allow for appropriate integration into the community, consistent with adopted plans, and align with the requirements of § [153.172](#) Uses;*

(h) The conceptual improvements are appropriately sited and scaled to create a cohesive development character that complements the surrounding environment, and conforms to the architectural requirements of § 153.174 Design Standards and the Historic Design Guidelines;

(i) The conceptual design of open spaces, including location and relationship to surrounding resources, provides for meaningful public gathering spaces that benefit the community both within and outside the proposed development; and

(j) The CP allows for the connection and or expansion of public or private infrastructure and the continued provision of services required by the city or other public agency.

(G) Preliminary development plan.

(4) Review criteria. The ARB shall make its decision on an application for a PDP based on each of the following criteria:

(a) The PDP shall be consistent with the ~~approved~~ CP, the record established by the required reviewing body, the associated staff report, and the Director's recommendation;

(P) General provisions.

(5) Duration of approvals.

(a) Because the review of an informal application is non-binding on the city and does not result in a decision by the ARB, the comments made during the informal application review do not expire. However, if the applicant makes any material change in the informal application following the review, the applicant should not assume that the previous informal review comments remain applicable to the revised application.

(b) Because the review of a Concept Plan application is non-binding on the city and does not result in a decision by the ARB, the comments made during the Concept Plan application review do not expire. However, if the applicant makes any material change in the Concept Plan application following the review, the applicant should not assume that the previous Concept Plan review comments remain applicable to the revised application. ~~An approved CP shall be valid for a period of no more than one year. If an application has not been filed for a PDP for at least a portion of the site within that one-year period, then the CP shall no longer be valid. A new CP application shall be required in accordance with the requirements of this chapter.~~

