

VI. Plan Revisions and Amendments

INTRODUCTION

The Comprehensive Plan sets out a ~~vision~~ **vision** for growth and development for the next 20 years. Factors that influenced the development of this Plan may change over time. **This Plan aspires to be adaptable and responsive to changing situations.** Economic changes, market forces, demographic shifts, and new development trends, **and updated to adopted County master plans** may make portions of the Plan out-of-date and in need of amendment or revision. This section sets out the processes to be used in making these ~~changes~~ **amendments to Comprehensive Plan maps or text.** Revisions and amendments to the Plan are considered legislative actions by the Arapahoe County Planning Commission and must include a public hearing and public notice, except as noted below for Administrative Amendments. Amendments to the ~~approved~~ Comprehensive Plan and Subarea Plans will follow the procedures described below.

INTENT

Regular evaluation of the approved Comprehensive Plan (~~Comp Plan~~) by the Planning Commission is necessary to provide an accurate statement of County development goals and policies based on current data and the needs of County citizens. Therefore, when changes in the social, physical or economic conditions of the County occur, it becomes necessary to reevaluate and change development goals and policies. In addition, consistency with the Comprehensive Plan is considered a fundamental criterion for a positive recommendation for zoning and other development applications. The following procedures have been established to amend the **Comprehensive Plan**.

Generally, amendments to the **Comprehensive Plan** ~~by~~ **may** be initiated by two groups:

- A. Landowners and other members of the private sector community may initiate amendments only to the Comprehensive Plan Land Use Plan map or subarea plan maps. Such amendments shall be considered Major Amendments. Members of the community may include: individuals, landowners and/or their representatives, homeowners associations, and other parties affected by the ~~plan~~ **Plan**.
- B. The public sector, including the Arapahoe County Planning Commission, either on its own or at the request of members of the community, the Board of County Commissioners, or the Planning Division staff, may initiate either major or administrative amendments which affect the Land Use Plan map, the goals, objectives, and policies of the **Comprehensive Plan** or any subarea plans.

Major amendments are defined as those amendments that have a significant effect on the intent of the goals, objectives, policies, and maps of the **Comprehensive Plan**. **In order for a major amendment to be adopted, it must be the subject of a public hearing before the Planning Commission.** Examples of these are ~~as follows~~:

- A. A comprehensive **substantive** update of the Comprehensive Plan conducted approximately every ~~ten~~ **10** years, or as the Planning Commission deems necessary.
- B. The preparation of additional or more specific elements of the Comprehensive Plan or subarea plans **such as changes in land use or density**.
- C. The revision of elements or portions thereof (including maps) as new information becomes available.
- D. Modifications or Amendments to a Subarea Plan.
- E. **Updates to County Plans that are adopted by reference as an element of the Comprehensive Plan.**

Administrative amendments include **corrections** or changes that do not affect the **intent of the** goals, policies, or **Development** Framework, or Land Use Maps in any substantive way. **Administrative amendments can be undertaken by staff and presented to the Planning Commission with no formal action required from the Planning Commission.** Examples of these **amendments** are as follows:

- Updating the Land Use Plan map, **development Framework or maps in subarea plans** to show:
 - **areas Areas** newly designated as preserved or conserved.;
 - ~~Updating the Land Use Plan map to show newly~~ **Newly** annexed areas or incorporated municipalities.;
 - **Corrections to land use category boundaries or mapping errors; or**
 - **Revisions to roads, hydrology, structures, landmarks, and other identifiers on maps.**
- Updating ~~other maps in~~ the Appendices as new information becomes available, such as newly identified critical wildlife habitat, ~~or revised floodplain areas,~~ or **information concerning water or fire districts.;**
- **Updating Strategies as they are completed;**
- Updating population and employment forecasts.;
- ~~Updating background information in Appendix B, such as information concerning water districts or fire districts~~
- **Text and Formatting formatting changes.;** and
- **Typographical errors and omissions.**

The processes for private sector and public sector amendments are outlined in Appendix A.