

Application for Planned Development Overlay District (PDOD) – Preliminary Development Plans



The Town of Granby allows for PDODs to encourage innovation and creativity in development that serves the long range goals of the community, as expressed in the Granby Comprehensive Plan. PDODs include four main steps: 1) a pre-application conference; 2) completion of a Sketch Plan; 3) completion of a Preliminary Development Plan (PDP); and 4) completion of a Final Development Plan (FDP). Section 16.90 outlines the requirements for these steps in the PDOD process. This application form includes the information pertaining to Sketch Plan submittals under the PDOD process.

Staff Use Only
Date Application Submitted: _____
Fee Paid: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card
Receipt # _____

Applications must be made online and via email:

Online: <https://us.cloudpermit.com/gov/login>

+ Email: planning@townofgranby.com

Payments of fees can be submitted in three ways:

In-Person: Town Hall, Zero Jasper Street, Planning & Zoning

Online: <https://www.townofgranby.com/onlinepayments>

USPS: Town Hall, Planning & Zoning, PO Box 440, Granby, CO 80446-0440

Applicant Information	
Applicant's Name:	Applicant's Mailing Address:
Phone Number:	Email:

Submittal Requirements Checklist

The Preliminary Plan shall include the following information (Section 16.90.130):

Written Documents:

- (1) A legal description of the total site
- (2) Evidence of the present ownership or agents thereof of all lands included within the PDOD in the form of a current commitment for title insurance or title insurance policy.
- (3) Names and addresses of adjoining property owners within 300 feet of the property perimeter.
- (4) A description of the character of the proposed development, the goals and objectives of the project, an explanation of the rationale behind the assumptions and choices made by the applicant, and an explanation of the manner in which it has been planned to conform to or deviate from the Granby Comprehensive Plan.
- (5) Statements clearly outlining the proposed maximum (up to and including) limits or amounts of all design standards (Article III of this chapter) to be negotiated if not covered in this article or Article III of this chapter.
- (6) A general description of the proposed open space for the development and an explanation of how said open space shall be integrated with surrounding developments, both existing and proposed, in the PDOD.
- (7) A description of the proposed buffer spaces, community gathering spaces, enhanced levels of landscaping, and program for public art for the development.
- (8) A description of the transit and multimodal facilities serving the development and connecting the development to the rest of the Granby community, including facilities and features to serve transit users, bicyclists, and people walking (via sidewalk or trail).
- (9) A description of how the development proposes to provide for affordable and workforce housing and housing diversity
- (10) A description of how the development integrates green infrastructure principles and resiliency
- (11) Written narrative describing the sidewalk and trail connections within the development and to nearby or adjacent developments or destinations in the Granby community.

(12) A statement of the applicant’s preliminary development schedule

Quantitative Data:

- (1) Total number and type of dwelling units;
- (2) Approximate parcel size;
- (3) Proposed lot coverage ratios of buildings and structures;
- (4) Proposed gross and net residential, commercial and industrial densities;
- (5) Anticipated amount of open space (parks, wetlands, trails, recreation sites, etc.);
- (6) Total amount of nonresidential construction (including a separate figure for commercial, institutional, or industrial facilities and the amount of private open space associated with these developments);
- (7) Any general physiographic and environmental studies of the proposed site.
- (8) The proposed maximum height(s) of buildings, setbacks and related dimensional standards within the PDOD.
- (9) A generalized trip generation study for the entire development and its subparts, as well as a statement of the general intent of the applicant as regards the use of public versus private roads.
- (10) A statement of the proposed method for controlling architectural design throughout the development.
- (11) A letter from the appropriate utility districts and boards stating their ability to serve the development
- (12) A letter from the school district stating their ability to accommodate the projected number of students
- (13) A letter from the Town of Granby verifying the status (if any) of the project within any water protection zones delineated by the Town of Granby.

Graphical Documents:

- (1) The location and name of the proposed development shown on a vicinity locator map at a legible scale.
- (2) The existing site conditions
- (3) Proposed subdivision boundary lines and site designs in specific or prototypical form.
- (4) The general location of all existing and proposed buildings, structures, and other improvements. For larger scale projects, this information may be shown in prototype form.
- (5) The general location and size in acres or square feet of areas to be conveyed, dedicated or reserved as common and private open spaces, public open spaces or parks, recreational areas, school sites and similar public and quasi-public uses.
- (6) The existing and proposed circulation system of arterial and collector-type roads and major points of access to public rights-of-way (including major points of ingress and egress to the development). Notations of proposed ownership, public or private, should be included where appropriate. The locations of local roads may also be required at the discretion of the Planning Commission and a generalized grading plan for roads requiring substantial cuts and fills.
- (7) The existing and proposed circulation system of sidewalks and trails (including connections to adjacent or nearby parcels or destinations). Notations of proposed ownership, public or private, should be included where appropriate. A generalized grading plan for sidewalks and trails requiring substantial cuts and fills may be required.
- (8) Information on land areas adjacent to the proposed PDOD to indicate known or proposed development including land uses, zoning classifications, road networks, public facilities, and open space.
- (9) The existing and proposed generalized pedestrian and bicycle circulation system for the entire development.
- (10) The proposed concept and general off-site connection methods for utility service including sanitary sewers, storm sewers, water, electric, gas and telephone lines.
- (11) Preliminary architectural standards that are to be used as covenants for the project.
- (12) A generalized drainage plan for the entire project indicating proposed on-site facilities and treatment and abatement of drainage to adjoining properties.
- (13) A general lighting plan for the entire project indicating proposed on-site street light location, height and fixture type.
- (14) A plan which estimates the number of employees needed to serve all or portions of the development and how they will be provided housing.

Address or Parcel ID of Property:

Property Owners Name:

Project Estimated Start Date:

Project Estimated Completion Date:

