

# Summit Apartments Site Plan Review

July 29, 2025

**PROJECT LOCATION:** Lots 1,2, 7 & 8, Block 4  
SilverCreek West  
Granby, CO 80446

**PROJECT SCOPE:** 68 Residential units, one Office and one Community Room

## PROCESS SUMMARY:

1. Site Plan review requested by Applicant with submission of Final Plat
2. Check Zoning: HGB (Highway General Business)  
Silvercreek West PDOD #5-2002  
Result: Planned project is allowed per Table 16.959010 Uses Permitted By Right

## SITE PLAN REVIEW COMMENTS & RESPONSE COMMENTS:

### 16.125.180 Site plan requirement.

(a) Site plans shall be required for any nonresidential development, and all residential development greater than one acre in size. All site plans shall contain the following information, supplemented as applicable by the design standards of GMC **17.25.010**: **SEE BELOW FOR COMMENTS RELEVANT TO 17.25.010**

- (1) Name of the project located at the top center of the sheet. Below this should be the location of the development by streets adjacent to the zone lot, along with the section, range and township. ✓
- (2) Legal description of zone lot. ✓
- (3) North point – the top of the sheet will be north whenever possible. ✓
- (4) A survey showing property boundary lines and dimensions, existing and proposed public and private easements, existing easements of record, roadways, rail lines and rights-of-way adjacent to or crossing the property. Boundary lines of the zone lot shall be shown in heavy solid line. (Also show the elevation and location of bench mark used, U.S.G.S. datum.) **ITEM 4 IS MISSING (PROVIDED IN FINAL PLAT DOCUMENTS) – APPLICANT TO SEPARATE THE FINAL PLAT AND SITE PLAN SUBMISSIONS.** FWIW - I'm OK with submittal materials serving both apps
- (5) Sheet size shall be 24 inches by 36 inches with a preferred scale of one inch equals 50 feet. The top, bottom, and sides of the sheet should have a one-inch-wide margin. ✓
- (6) A general vicinity map drawn to an approximate scale of one inch equals 1,000 feet. ✓
- (7) The existing and proposed finished grade contour lines of the project area shown in intervals not to exceed two feet. ✓
- (8) The present zoning classifications of all abutting properties. **MISSING**

This information will be provided Existing Conditions plansheet. An updated planset will be provided by 8/9.

Two sideyard setbacks added

Setbacks will be added, shown as dotted lines, and labeled. An updated planset will be provided by 8/9

(9) The required setbacks shown as dotted lines on the property. **MISSING**

(10) The location, size and arrangement of proposed buildings and existing buildings which will remain, if any; **the maximum height of buildings in stories and feet; the floor area ratio**, total floor area and total square feet of ground area coverage; the number of dwelling units. **MISSING**

**HIGHLIGHTED ITEMS** The maximum building height (stories & feet) and the floor area ratio will be added to the cover sheet. An updated planset will be provided by 8/9

(11) A minimum of front and side elevations of all buildings showing predominant architectural elements and extension treatments. **MISSING** Architecture elevations are to be provided in next submittal on 8/9.

(12) Location, **dimensions** and number of all vehicular and pedestrian circulation elements, including streets and roadways, driveways, entrances, curbs, curb cuts, parking stalls, loading spaces, and access aisles; **sidewalks**, walkways, and bikeways, including slope and gradient of vehicular elements; the private roads or streets within the project shall be designed to allow reasonable ingress and egress for emergency vehicles. **MISSING HIGHLIGHTED ITEMS**

Assuming this is referencing the frontage sidewalks that are missing per 16.75.050(c); sidewalks will be added (see response to 16.75.050c) and dimensioned. An updated planset will be provided by 8/9.

(13) Utility plans, indicating placement of water mains, sanitary sewers, storm sewers, including surface and subsurface drainage. **UTILITIES ARE NOT CLEAR - I CANNOT FIND SS** OK

(14) Locations, design, height, size and orientation of all outdoor signs and illumination. **MISSING**

A photometric plan will be prepared for the project. This is being coordinated with subconsultants and will be provided at a later date (Sunny is currently aiming for 8/22)

(15) Location and height of all walls, fences, screens and planting areas. **MISSING**

There are no proposed walls or screens. The fence for the trash enclosure will be added for the 8/9 planset resubmittal. Planting area information will be provided on the forthcoming landscape plan

(16) Location, height and type of all outdoor lighting. **MISSING**

A photometric plan will be prepared for the project. This is being coordinated with subconsultants and will be provided at a later date (Sunny is currently aiming for 8/22)

(17) A tabulation of the following information with respect to the area included in the site plan:

**PROVIDE TABULATION AS SHOWN BELOW. IDENTIFY UNIT TYPES, BUILDING HEIGHTS, PARKING**

**CALCULATION PER 16.75 AND 16.125.090.** This table will be added to the cover sheet. An updated planset will be provided by 8/9.

Total project area	_____	acres
Number of dwelling units by type:		
Single-family detached	_____	units
Single-family attached or townhouses	_____	units
Multifamily	_____	units
Floor area ratio of commercial or industrial projects	_____	FAR
Maximum height of buildings	_____	feet
Number of parking spaces required	_____	spaces
For commercial developments, indicate the area of planting beds adjacent to parking areas	_____	square feet

Total paved area within the project \_\_\_\_\_  
square  
feet

(18) Location of all outside facilities for solid waste disposal. **MISSING**

A concrete pad has been added near the SE access for solid waste. A wood fence is to be added as an enclosure. An updated planset will be provided by 8/9.

(19) Show all existing and proposed fire hydrants, control facilities, standpipes, etc. **MISSING**

We believe we identified all existing fire hydrants, and there are no proposed hydrant. Is the Town aware of a fire hydrant we are not showing?

(20) Show drainage ways, detention areas, and water pollution control devices with the volumes described in cubic feet. **PENDING TOWN ENGINEER REVIEW Complete. To be reviewed.**

(21) Types of surfacing to be used at various locations.

(22) All vehicular and pedestrian elements designed and constructed to town specifications. **PENDING TOWN ENGINEER REVIEW Complete. To be reviewed.**

(23) Generally depict the landscape plan for the site. Include: **MISSING**

A landscape architect is being brought on board to prepare a landscape plan for the project. This is being coordinated with subconsultants and will be provided at a later date (Sunny is currently aiming for 8/22)

(i) Locations and general plant types planned therein;

(ii) Types of surfacing such as asphalt paving, turfing, graveling, etc.;

(iii) Proposed initial plant sizes;

(iv) Designation of any snow storage areas and proposed landscaping thereon;

(v) Locations and types of any passive or active recreation areas;

(vi) Proposed means of plant irrigation.

Per discussions with the ToG, sidewalk (and access easement) has been provided along the perimeter of the site

(24) Proposed facilities and method for public transit boarding and unloading where appropriate. **MISSING**

Does the Town have information on the design requirements for these facilities? Are there preferred locations, structures, setback, bus pull-over lane, etc.?

(b) Except for conditional uses (which require review and approval by the Granby planning commission and board of trustees), site plans shall be reviewed by the town manager within 10 working days of the submittal of a plan or building permit accompanied by a plan. **At the manager's discretion, the site plan may be reviewed by the planning commission at a regular meeting for their comments.** Decisions of the manager and/or commission are final. **PC REVIEW REQUIRED PER TOWN MANAGER Acknowledged.**

(c) The site plan shall be submitted to the town for review either prior to or at the time of application for a building permit. The town clerk will determine the number of copies required for each required item. ✓

(d) Upon approval of a site plan, **the town manager shall so note with his initials on the plan**, and proceed to issue a building permit as per town regulations. Failure of the applicant to comply with constructing an approved site plan arrangement shall have certificates of occupancy withheld until compliance is determined. [Amended during 2011 recodification; Ord. 719 § 1, 2008. Code 1999 § 16-6-18]. **PROVIDE TOWN MANAGER SIGNATURE BLOCK SIMILAR TO SIGNATURE BLOCK PROVIDED ON THE FINAL PLAT COVER SHEET** **Signature block is to be added to the cover sheet. An updated planset will be provided by 8/9**

## 17.25.010 Design standards.

Each new subdivision platted in the town of Granby, to some degree, affects the character and environmental appeal of the land, the cost of services and maintenance to the purchasers and the town government, and the interests of investors in the subdivided land and surrounding areas. New subdivisions shall provide safe, convenient travel routes to and from and within the subdivision. Each lot shall provide a desirable setting for construction so that natural features of the land may be preserved, views protected, privacy permitted and screening from traffic ways made possible. Area needs for flood channels, open space, parks, schools, fire stations, water and sewage treatment facilities and similar community facilities must be provided depending on the location and density of each development. These concepts hold true for new development on existing platted parcels, and therefore compliance with the design standards within this section shall also be required for any site plan required under GMC [16.125.180](#). Although GMC [17.15.010](#) and [16.20.050](#) provides for variances under certain circumstances, the following design standards shall be followed unless a variance from these provisions is requested. ✓

### (a) Special Site Considerations. ✓

(1) Steep, unstable or swampy land, and land subject to inadequate drainage, geological hazards, avalanche or rock slides, shall be identified and unless acceptable provisions are made for eliminating or controlling problems which may endanger health, life or property, such sites shall not be platted for residential occupancy. Land not usable for residential purposes may be set aside for open land uses, such as for parks, conservation areas or various agricultural uses.

(2) Any land subject to flooding or located in a natural drainage channel or in a fire hazard area shall not be platted for occupancy until adequate provisions to eliminate or control hazards are made and approved by the commission. These provisions shall be made to protect the health, safety and welfare of the public, as well as to eliminate any flood or fire hazard resulting from the development of the area. Areas subject to flooding may be left as open space or reserved as easements.

(3) Where a residential subdivision borders a railroad or highway right-of-way, the commission may require a buffer strip of such an extent and type as may be practical, or other adequate protection against hazards and undesirable effects of the railroad or highway, such as a fence installed by the applicant prior to conveyance of the lots.

### (b) Streets, Alleys, and Easements.

(1) Streets shall be aligned to join with planned or existing streets adjacent to the subdivision. The commission may require streets and roads to provide direct, continuous routes to all adjacent lands, whether such adjacent lands have been subdivided or not, where no other legal access exists. The location of streets providing access to adjacent lands shall be selected by the subdivision planner, provided such location shall be reasonably calculated to provide usable access to the adjacent lands. Temporary cul-de-sacs shall be provided at the end of any street giving access to adjacent lands until connecting streets on the adjacent lands have been constructed. ✓

(2) Streets shall be designated to bear a logical relationship to the topography. ✓

(3) Whenever streets are not aligned, offsets shall be at least 135 feet, centerline to centerline. ✓

(4) Intersections shall be as nearly at right angles as possible, with no intersections designed at an angle of less than 75 degrees. ✓

(5) Cul-de-sacs shall be permitted, provided they are not more than 500 feet in length, and have a turnaround diameter of at least 90 feet, unless the topography dictates the use of a longer cul-de-sac, in which case the approval of the commission shall be obtained. The drainage should be toward the intersecting street, or a drainage easement shall be required between the cul-de-sac and the rear lot line of the lowest lot. ✓

(6) Dead-end streets, with the exception of cul-de-sacs, shall be prohibited. ✓

(7) Restriction of access shall be required when a subdivision or portion thereof adjoins an arterial highway. Marginal access streets, reverse frontage with screen planting contained in a non-access reservation, deep lots or similar treatment shall be required to reduce the impact of the traffic on residential properties and to avoid interference with the movement of the traffic on arterial highways. ✓

(8) Half Streets Shall Be Prohibited. When a proposed half street in one subdivision is adjacent to another property, the approval of the adjacent owner shall be obtained and the entire street shall be platted and dedicated by the owners. The responsibility for acquiring the additional right-of-way shall be with the applicant. ✓

(9) Reverse curves on arterial highways shall be joined by a tangent at least 200 feet in length. ✓

(10) Reverse strips, controlling access to streets, are permitted only when the control of such strips is given to the town under conditions approved by the commission. ✓

(11) Street widths and grades shall be as follows: **24' PAVED STREET WIDTH SHOWN. VERIFY ACCEPTANCE WITH TOWN ENGINEER. NOT PER ANY CRITERIA BELOW.** Complete. To be reviewed. 

Classification	Right-of-Way		Surface Width	Minimum Grade	Maximum Grade
	Width	Width			
Arterial Highways	150'	70'	.5%	5%	
Major Roads	100'	50'	.5%	6%	
Collector Streets	80'	40'	.5%	7%	
Local Streets					
More than 1 lot/acre	60'	30'	.5%	7%	
Less than 1 lot/acre	60'	20'	.5%	7%	
Marginal Access Streets	60'	20'	.5%	7%	
Alley Where Permitted	20'	20'			
Sidewalks					

Per owner request, we are pursuing a 28-foot roadway width.  
This is the roadway width for the site condition within the Town of Granby proposed code update.

Classification	Right-of-Way		Surface	Minimum	Maximum
	Width	Width	Grade	Grade	Grade
Business		10'			
Residential		4'			
Easements	20'				

(12) Alleys and Easements. ✓

(i) Alleys in residential subdivisions shall be prohibited unless they are necessary to continue an existing pattern.

(ii) Alleys shall be provided in commercial and industrial areas, except that this provision may be waived when no other provisions are made and approved for service access.

(iii) Easements of not less than 20 feet in width shall be provided along all rear lot lines and along certain side lot lines for utilities when alleys are not provided. Such easement may be provided by 10-foot easements on each of the adjoining lots. Utility easement at different locations may be provided upon recommendation by the affected utility companies and approval of the commission.

13 Street Signs. Town street signs shall be installed at all intersections in the subdivision according to the street names and numbers approved by the town. The applicant will be required to install road signs of the size and type already in use in the town and in the locations required by the town. However, private streets, if approved, shall be signed with a different color (white letters on a red background) than those of public streets. The applicant will be required to install these signs at his expense. MISSING A street sign will be installed at the intersection of Pioneer and Morris. An updated planset will be provided by 8/9

(c) Blocks. ✓

(1) Blocks should be more than 400 feet in length, but less than 1,000 feet.

(2) Block lengths and widths shall be suitable for the uses contemplated and the zoning or other land use requirements pertaining to minimum lot sizes and dimensions.

(d) Lots. ✓

(1) Lot dimensions and sizes shall conform to applicable zoning and other land use requirements.

(2) Each lot shall have access to a dedicated street.

(3) Lots with double frontage shall be avoided, except where essential to provide separation from major arterials or incompatible land uses.

(4) Side lot lines shall be substantially at right angles or radial to street lines.

(e) Dedications and Public and Private Reservations. ✓

(1) Dedication of right-of-way for streets giving access to adjacent lands and adjoining dedicated streets, and drainage and utility easements, shall be required.

(2) The commission shall require the dedication, reservation or conveyance of areas or sites suitable for public purposes such as parks, flood channels, scenic areas and green belts. The location of all such areas or sites shall be mutually agreed upon by the applicant and the commission. The commission may consider recommendations from other public agencies which would be directly involved in the development and service of these areas.

(3) Reference shall be made to the master plan in order to determine general locations for various public facilities.

(f) Design Standards for Drainage, Sewer and Water. **PENDING TOWN ENGINEER REVIEW Complete. To be reviewed.**

(1) Storm Drainage. Land within an existing 100-year floodplain or land which is subject to inundation shall not be platted for occupancy unless the flooding condition is alleviated according to plans approved by the commission and the board.

(2) Drainage Standards and Erosion Control Standards.

(i) Drainage Plan. Every development involving anything other than four or fewer single-family residential lots on less than one acre total, shall include a drainage plan which shall:

(A) Be produced and certified by a licensed engineer;

(B) Be subject to the approval of the town engineer;

(C) Be designed to restrict site drainage to a rate no greater than the historical rate before development for the 100-year storm, or include development of a storm drainage system to convey runoff water to an acceptable site;

(D) Identify existing channels, dry washes and stream beds with their 100-year storm calculations;

(E) Include calculations and quantities of flow at points of concentration;

(F) Identify possible breach points where irrigation ditches and dry washes intersect;

(G) Depict the above information for the entire drainage basin unless the town engineer determines other boundaries for the plan; and

(H) Include a vicinity map locating the development and its drainage basin.

(ii) Drainage Improvements. Drainage improvements shall be provided by the developer and designed to meet the criteria of this section. They shall also meet town engineering and construction specifications for streets, water and sewer.

(iii) Drainage Easements. Drainage easements shall be designed to meet the criteria of this section. The minimum width for a drainage easement shall be 10 feet. Fifteen feet shall be required where needed, as determined by the town engineer, for vehicular access to

maintain the system. No permanent or temporary structure or other obstruction of any kind shall be located on or within the easement.

(iv) Erosion and Sediment Control, Stabilization, and Revegetation. At the discretion of the town engineer, a development plan shall include plans for erosion and sediment control and for slope stabilization and revegetation. The town engineer shall base any decision to require such plans on the size and slope of the subject property, the amount of soil and vegetation to be disturbed, the extent to which natural topography will be altered and the likelihood of adverse impacts on neighboring properties and on the community as a whole.

(3) Plan for Erosion and Sediment Control. **PENDING TOWN ENGINEER REVIEW Complete. To be reviewed.**

(i) The plan for erosion and sediment control shall be designed to ensure:

(A) That natural drainage patterns are preserved in a manner which will minimize disturbance of natural vegetation and soil cover;

(B) That natural drainage patterns are preserved and protected from increased water flows which may otherwise tend to alter such patterns or subject existing channels and adjacent areas to increased erosion;

(C) That appropriate consideration of soil types is made in the design of cuts and fills, building sites, septic tanks and other land uses; and

(D) That structures are provided as necessary to prevent or minimize sedimentation of rivers, streams and drainage structures.

(ii) The following practices shall be incorporated into the plan for erosion and sediment control:

(A) Keep cut and fill operations to a minimum so as to create the least erosion potential;

(B) Retain and protect natural vegetation whenever feasible;

(C) Minimize the exposed ground area and the duration of exposure;

(D) Protect exposed critical areas with temporary vegetation and/or mulching during development;

(E) Trap sediment in runoff water by use of debris basins, sediment basins, silt traps or similar measures until the disturbed area is stabilized;

(F) Prevent surface water from damaging cut and fill slopes;

(G) Locate cuts and fills so as not to endanger adjoining property;

(H) Avoid fills on natural watercourses or constructed channels;

(I) Develop the grading plan so that water is not diverted onto the property of another landowner unless a written agreement allowing such drainage is received from the other landowner; and

(J) Exercise measures for dust control during earthwork operations.

(4) Sewer Plans and Designs. **PENDING TOWN ENGINEER REVIEW Complete. To be reviewed.**

(i) On-lot sewage disposal systems shall not be permitted within a subdivision, unless this requirement is waived by the board. If this requirement is waived, the on-lot sewage disposal systems shall be designed per applicable standards and technical procedures adopted by the state, or applicable standards of the applicable local sanitation district.

(ii) Sanitary sewer plans shall comply with applicable standards and technical procedures adopted by the state, and applicable standards of the local sanitation district.

(5) Water Supply. **PENDING TOWN ENGINEER REVIEW Complete. To be reviewed.**

(i) All applicants, provided that the town has the legal and physical supply of water necessary, shall be required to lay pipelines in conformance to standards adopted by the town and to connect with the town water system.

(ii) All water lines shall be laid at the expense of the applicant, including tapping on fees from the nearest supply main that will supply the required water volume as determined by the town, and all water lines shall be looped. There shall be no dead-end water mains.

(6) In the event the owner disagrees with any decision by the town engineer, the owner may appeal such decisions to the board. Such appeal must be filed in writing with the town clerk within 30 days of the date of the town engineer's decision. [Amended during 2011 recodification; Ord. 719 § 2, 2008. Code 1999 § 17-2-6].

## 16.75.040 District standards.

Minimum Gross Floor Area 350 square feet of living area per dwelling unit; habitable rooms must meet the standards of the International Residential Code (IRC) or International Building Code (IBC)

Minimum Lot Area 10,000 square feet ✓

Minimum Lot Width 50 feet ✓

Minimum Front Yard Setback 20 feet **SHOW SETBACKS** Setback will be added, shown as a dotted line, and labeled. An updated planset will be provided by 8/9

Minimum Side Yard Setback 7.5 feet **SHOW SETBACKS** Setback will be added, shown as a dotted line, and labeled. An updated planset will be provided by 8/9



Two sideyard setbacks added

- Minimum Rear Yard Setback 10 feet **SHOW SETBACKS** Setback will be added, shown as a dotted line, and labeled. An updated planset will be provided by 8/9
- Off-Street Parking Setbacks Off-street parking areas shall be set back from the traveled portion of the right-of-way by at least a 7-foot setback (cross-reference GMC [16.125.090\(j\)](#)) **SHOW PARKING AREA SETBACKS** Setback will be added, shown as a dotted line, and labeled. An updated planset will be provided by 8/9
- Maximum Building Height 35 feet **SHOW HEIGHT** Height will be listed on the cover sheet and depicted within the architectural elevations. An updated planset will be provided by 8/9
- Maximum Building Coverage 60 percent; 75 percent with underground parking **VERIFY WITH CALCULATION** This information, after verified, will be added to the cover sheets site data table. An updated planset will be provided by 8/9
- Maximum Residential Density 25 units per acre **V**
- Site Plan Required Yes **IN PROGRESS**

[Ord. 954 § 1 (Exh. B), 2021; Ord. 895 § 1 (Exh. A), 2018; Ord. 719 § 1, 2008. Code 1999 § 16-3-5(7)(D)].

## 16.75.050 Site development standards.

### (a) Site Function.

(1) Storage and Utilities. Adequate provision should be made for the following storage and utility functions:

(i) Snow storage. Snow storage areas are to be defined on any parking plan and amount to an additional 25 percent of the total parking and access area. (Cross-reference GMC [16.125.090\(j\)\(13\)](#).) **MISSING** Can this be located within the grass as we have ribbon curb throughout the parking lot? 25% would require a pretty substantial 35 additional parking stalls just for snow storage.

(ii) Trash receptacles. **MISSING** A concrete pad has been added near the SE access for solid waste. A wood fence is to be added as an enclosure. An updated planset will be provided by 8/9

(iii) Firewood storage and propane tanks. ?  
No firewood or propane is required for the site

(b) Trash Receptacles. All trash receptacles shall comply with the following: **MISSING** A wood fence is to be added as an enclosure. An updated planset will be provided by 8/9

(1) Height. All trash receptacles or outdoor storage areas shall be enclosed by a six-foot-high solid wood fence or masonry wall so not to be visible from adjacent streets.

(2) Colors. Screening devices shall blend into the landscaping and not be so colored as to call attention to them.

(c) Sidewalks and Pathway Requirements. **PROVIDE REQUIRED SIDEWALKS**

Can this be located closer to the building as to not impact the water quality ponds?

Easement language has been revised

(1) All developments that do not have an existing sidewalk or pathway across the frontage of the property must construct a sidewalk or pathway as described below:

(i) The sidewalk or pathway may be included within the frontage landscape buffer.

(ii) A minimum width of the sidewalk or pathway shall be a minimum of four feet.

(iii) The sidewalk or pathway shall connect to adjacent sidewalks or pathways.

(iv) The sidewalk or pathway shall conform to the town of Granby's adopted public works manual. [Ord. 954 § 1 (Exh. B), 2021; Ord. 895 § 1 (Exh. A), 2018].

## 16.75.060 Site landscape standards.

**MISSING – PROVIDE LANDSCAPE AS REQUIRED**

A landscape architect is being brought on board to prepare a landscape plan for the project. This is being coordinated with subconsultants and will be provided at a later date (Sunny is currently aiming for 8/22)

(a) Intent.

(1) Enhance the community's appearance as viewed from a public street.

(2) Surface parking lots shall be screened from view using a low wall or landscape material along the front property line.

(3) Improve site permeability to reduce storm water runoff.

(b) Front Landscape Buffer Standards.

(1) The landscape buffer shall have a minimum depth of 10 feet.

(2) The required landscape buffer shall be located outside of a public right-of-way. The required landscape buffer may be located in the designated right-of-way only with board of trustees approval and if it is adjacent to Highway 40 and has CDOT approval.

(3) Number of Required Plantings.

(i) Deciduous or evergreen trees: two per 100 feet of road frontage minimum.

(ii) Shrubs: two per 50 feet of road frontage minimum.

(4) Plantings shall be located in groupings to give a natural appearance.

(5) Established natural or existing vegetation on site may be credited toward the minimum landscape requirements.

(6) Trees shall be located a minimum of 10 feet from a water or sewer main.

(7) Whenever possible, the landscape buffer shall incorporate the use of rocks and buck rail fencing. [Ord. 954 § 1 (Exh. B), 2021; Ord. 895 § 1 (Exh. A), 2018].

## 16.125.090 Parking, stacking and loading requirements.

(a) General. For every building hereafter erected or structurally altered, off-street parking spaces, space for loading and unloading, vehicle stacking, and proper ingress and egress shall be provided. Parking requirements shall apply to all districts unless specifically exempted and are considered a required use associated with a principal use. For existing uses, housing from two up to and including four residential

units, required parking and paving of parking, loading and driveway areas are required should the value of any improvements to the principal use exceed 50 percent of the use's current appraised replacement cost. ✓

(b) Location. The off-street parking area shall be located on the same legal lot as the principal use, except as provided for in subsection (i) of this section, Permitted Reductions in Off-Street Parking Requirements. ✓

(c) The minimum off-street parking requirements for all uses in all districts except the central business district (CB) are the following: **SHOW PARKING CALCULATIONS BASED UPON UNIT TYPE**

These calculations will be added to the cover sheet. An updated planset will be provided by 8/9

USE	NUMBER OF SPACES REQUIRED
<b>Residential Dwelling Units</b>	
Studio or 1 bedroom	1.5/dwelling unit
2 or more bedrooms	2/dwelling unit
In addition, for multifamily dwellings	1 guest space/5 dwelling units



Per discussions with the ToG, this area is not to be included within the parking stall count calculation.

(j) Parking Design Requirements. **AN ADJUSTMENT PROCESS IS REQUIRED PER 16.125.090(M)**

Is this in relation to the compact parking stalls? Or does the Town see other issues we need an adjustment for?

(1) Except as may be provided for compact cars elsewhere in this section, minimum size of off-street parking space and parking lot drives shall be in accordance with the following:

- Minimum Stall Size: 10 feet x 20 feet
- Minimum Access Drive Width: 12 feet per lane
- Minimum Backing Area Width: 12 feet – 24 feet (two drive lanes)

(2) All parking areas shall be set back a minimum of five feet from any public rights-of-way.

**SHOW PARKING SETBACKS** Setback will be added, shown as a dotted line, and labeled. An updated planset will be provided by 8/9

(3) Except in residential and mobile home districts, all off-street parking areas must be accessed by a defined access lane off of the main public right-of-way. This access lane must be separated from the traveled portion of the roadway by at least a seven-foot setback. Backing of parked cars into public road drive lanes from off-street parking areas is not allowed. ✓

(4) Parking areas shall be owned by the owner of the principal use for which parking spaces are provided. Parking that is not provided on the same site must be either allowed in the specific district or comply with subsection (i) of this section. ✓

(5) All parking and drive lane areas shall be surfaced with asphalt or concrete, except for single-family residences in residential zones. ✓

(6) All parking areas shall be provided with adequate drainage to accommodate increased runoff from the site and shall be designed with catchment basins or other similar structures

so as to prevent nonpoint source pollution of the Fraser and Colorado Rivers and their tributaries. ✓

(7) Access drives shall not exceed a five percent grade within 50 feet of their entrance to a public or private road right-of-way. ✓

(8) Except as provided above, all parking areas shall be separated from adjacent property by the use of open space areas of a minimum dimension of seven feet. This provision is not applicable in the central business (CB) district. Such open space area shall define the parking area and help define traffic flow so as to allow snow removal from parking areas without trespass upon or interference with adjacent property owners. ✓

(9) A 25 percent allowance for compact cars may be applied to commercial, cultural, and civic uses in any district. These spaces shall be properly marked and grouped within the overall parking plan. Space size shall be a minimum of eight feet by 16 feet. **AN ADJUSTMENT PROCESS IS REQUIRED PER 16.125.090(M)** An adjustment will be pursued to allow for compact parking stall within the project

(10) No parking will be allowed in side yard setbacks; driveways may be all or partially in side yard setbacks. **PARKING APPEARS TO BE IN SIDE YARD SETBACKS – SHOW SETBACKS AND CLARIFY**

Setbacks will be added, shown as a dotted line, and labeled. Parking will be revised if located within the setback. An updated planset will be provided by 8/9

(11) Subsurface or covered parking stalls may have a stall width of nine feet and stall length of 18 feet. ✓

(12) All parking areas shall be properly maintained and be completely free of snow so as to not reduce the required number of parking spaces. ✓

(13) Snow storage areas are to be defined on any parking plan and amount to an additional 25 percent of the total parking and access area. **SHOW SNOW STORAGE AREAS**

Can this be located within the grass as we have ribbon curb throughout the parking lot?

(14) Parking lot setbacks, islands and other open spaces shall be landscaped to the greatest extent possible. Landscaped areas may also be used for snow storage as long as they are maintained properly and vegetation replaced when necessary. **PROVIDE LANDSCAPE**

Landscape plan is to be provided by 8/22

(15) Parking areas may not be used for the dismantling of vehicles or storage of commodities. Sales of commodities from parking lots are not allowed, except with a valid peddler's license issued by the town clerk or for special events which are approved by the town. ✓

## 16.125.120 Outdoor storage of waste and receptacles.

(a) No outdoor storage of trash is permitted in any front yard in a residential or mobile home district. All trash containers are considered accessory uses to the principal use.

(b) Residential pick-up (trash cans) are to be metal or plastic with tightly attached covers. The use of tied trash bags is allowed when set out on the designated day of collection.

(c) Except for a period of time beginning at 5:00 p.m. on the day prior to the scheduled collection day and ending at 9:00 p.m. on the day following the collection day, all refuse and refuse containers shall be stored on the owner's premises and screened so as to prevent their being viewed from the street.

(d) Commercial Pick-Up (Dumpsters). Dumpsters are to be covered, and the area around dumpsters is to be kept free of debris and they are to be screened from public view. Dumpsters shall not be placed in the alley right-of-way. **PROVIDE SCREENING** A wood fence is to be added as an enclosure. An updated planset will be provided by 8/9.

(e) All construction waste, vegetative trash (tree limbs and the like) and other debris are to be disposed of promptly on all lots. No debris is to be in evidence upon final building inspection for any structure on a lot. [Ord. 927 § 3, 2020; Ord. 719 § 1, 2008. Code 1999 § 16-6-12].

### **16.125.130 Utility service.**

All habitable principal, accessory and conditional uses as well as both residential and commercial structures are to be served by public sewer and water systems and other utilities as provided in the Granby subdivision regulations, except as otherwise provided in this code. [Ord. 719 § 1, 2008. Code 1999 § 16-6-13]. ✓

### **16.125.170 Outdoor lighting.**

(a) All fixtures, exclusive of those exempt under subsection (e) of this section, shall be fully shielded. For purposes of this section, “fully shielded” shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture.

(b) Lighting shall be so placed as to prevent the light rays or illumination from being cast beyond property lines.

(c) All metal halide and fluorescent fixtures shall be filtered with glass, acrylic or translucent enclosures.

(d) All proposed new lighting shall be subject to the site plan requirements of GMC [16.125.180](#). In addition, any proposed new street lighting shall be shown on a street lighting plan indicating location, height, and type of fixtures. The street lighting plan shall be subject to town approval.

(e) Lights 100 watts and less per fixture, fluorescent lights 40 watts and less per fixture, gas-fired fixtures, and lights used for holiday decorations are exempt from the requirements of this section. [Ord. 719 § 1, 2008. Code 1999 § 16-6-17]. **SHOW PROPOSED OUTDOOR LIGHTING**

A photometric plan will be prepared for the project by 8/22

Town Staff Review Recommendation: **INCOMPLETE**

Review completed by Carin Aichele, Town of Granby Development Consultant 7/29/25