

 **Dacono**<sup>SM</sup>  
Planned Unit Development Application

**City of Dacono**  
512 Cherry Street  
Dacono, CO 80514  
Phone: 303.833.2317  
cityofdacono.com

- Outline Development Plan       PUD Zone District       PUD Overlay Zone  
 Preliminary Development Plan       Final Development Plan       PUD Amendment

Date: \_\_\_\_\_

**General Information**

Project Name: Grandview and Holly

1. Applicant(s): Grandview 84, LLC, Jason Pock  
Address: 4100 E. Mississippi Ave., Suite 500  
City: Denver State: CO Zip: 80246  
Phone: 303-984-9800 ext 107 Alt. phone (cell): 720-355-8854 Fax: \_\_\_\_\_  
E-Mail: jpock@westsideinv.com

2. Consultant(s): Karen Henry, Henry Design Group, Inc. / Trey Farrell, Kimley Horn  
Firm Name: Henry Design Group, Inc. / Kimley-Horn  
Address: 1501 Wazee Street #1-C / 6200 South Syracuse Way, #300  
City: Denver / Greenwood Village State: CO Zip: 80202 / 80111  
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E-Mail: khenry@henrydesigngroup.com / trey.farrell@kimley-horn.com

3. Owner(s) of property: (If different from applicant)  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Alt. phone (cell): \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

# Planned Unit Development Process

**The procedure for establishment of a PUD is a four-step\* process.**

1. Submittal of an Outline Development Plan (ODP)
2. Zoning Amendment (Rezone)
3. Preliminary Development Plan
4. Final Development Plan

\*A pre-application conference with appropriate representatives of the City is required.

## Standards for Review

- Conformance with Comprehensive Plan as adopted by City of Dacono
- Compatibility with existing or planned surrounding neighborhoods
- Traffic Study
- Impact upon public facilities, utilities and schools
- Natural characteristics of the land
- Conformity with the City's water dedication requirements
- Density and intensity reflect the spirit and intent of the development criteria of the PUD regulations and the City Council finds the development plan contains areas allocated for usable open space or common park area that meet or exceed public use dedication requirements, or that sufficient amenities are incorporated in the development plan to meet the needs of residents for usable and functional open space, park and buffer areas.
- The phasing plan, as required, presents a logical development sequence for sub-areas of the PUD designed to provide for cost-effective roadway, utility and other infrastructure and service extensions.
- Development agreement with the City to address such issues as required infrastructure improvements, development phasing, open space conveyances, water right conveyances, City service obligations and other relevant items.

## Step 1: Outline Development Plan (ODP)

The ODP is a general concept step. It provides generalized graphic and written information on layout, uses and intended character of the development and must provide enough information for the reviewing bodies to determine how the property will be developed and shall include, at a minimum, the proposed uses and density of the property, open space areas, major planned roadways, and utility services. ODP review is required prior to any submittal of a rezoning or a Preliminary Development Plan (PDP).

### Process

The applicant shall submit an ODP for review and comment by City staff following the pre-application conference. After review by City staff, the Planning Commission and City Council shall each review the ODP at a public meeting. The Planning Commission and City Council will comment on the plan and raise any significant issues to be addressed prior to the PDP submittal, but will not approve or deny the ODP. The ODP is not recorded and shall not bind the applicant or the City.

### Submittal Requirements

Application Form

Application Fee and Cost Agreement

Written narrative explaining the character and development concept of the PUD and how the PUD has been planned to take advantage of the PUD regulations, including an explanation of how the various elements of the ODP relate to the City's Comprehensive Plan goals and policies (+ pdf. File).

Written summary of proposed plans and phasing for water, sewer and storm water utilities (+ pdf. File).

X Preliminary analysis of water demand and necessary water rights conveyances (+ pdf. File)

X Outline Development Plan map showing, at a minimum the following (+ pdf. File):

- Generalized use areas for each type of land use, labeled and including acreage, residential gross density and maximum number of dwelling units, and/or non-residential square footage and Floor Area Ratio (FAR) limitations.
- Proposed locations of all open space areas, public land dedication areas (including parks and schools), and major trail corridors, including a description of planned amenities for proposed open space areas and/or public lands.
- Proposed locations of all major streets, including street names and right-of-way widths, and any proposed new or expanded interchange improvements.
- Summary land use table to include acreage and density breakdown by major land use classifications, including public and private open space and rights-of-way.
- The location of and impact on significant natural features and environmental components such as trees, wetlands, wildlife, streams, floodplains and historical and archeological sites.
- A general statement of the expected schedule of development and any proposed phasing.

X Additional information as may be requested by the City to facilitate the ODP review.

## **Step 2: Amendment to Zoning Map for PUD Zone District**

Following the ODP, the applicant shall make any revisions to the ODP Plan Map and text as appropriate and submit to the City staff. City staff shall prepare an ordinance amending the zoning map to establish the PUD zoning and set a date for the Planning Commission and City Council to hold public hearings.

The Planning Commission shall consider the ordinance amending the zoning map to establish the PUD zoning and provide to the City Council a recommendation on the zoning application. The City Council shall hold a public hearing to approve or deny the zoning ordinance. Public notice of the hearings shall be in accordance with Chapter 16, Article 18.

The Preliminary and Final Development Plans must conform to the zoning established by the zoning ordinance.

The following types of PUDs may be established:

**PUD Zone District.** A PUD zone district may be established by zoning land as a PUD zone district either through a rezoning process or by the initial zoning of land at the time of annexation. An Outline Development Plan (ODP) for the entire PUD zone district must be submitted at the time the PUD zoning is requested. Requirements for an ODP, Preliminary Development Plan (PDP), and Final Development Plan (FDP) are as set forth in this Article.

**PUD Overlay District.** A PUD Overlay District may be established in an existing zone district by overlaying a development plan over the applicable existing zone district or districts. The purpose of a PUD overlay district is to provide flexibility in development design such as lot area, lot coverage, lot width, setbacks, open space, and parking while maintaining the permitted principal and accessory uses of the underlying zone district.

- If there is a conflict between the provisions of the underlying zoning district and the PUD, the regulations of the underlying zone shall apply unless specifically addressed in the provisions of the approved PUD.

- When a PUD is established using the overlay procedure, the development must follow the applicable review procedures for approval of an ODP, PDP and FDP.
- A zone change is not required for an overlay, and the property retains its original zoning classification. When a PUD is approved by the City Council, the zoning designation for that lot or tract on the official zoning map shall include the suffix “PUD.” For example, an approved overlay with underlying R1 zoning would then have the designation “R1-PUD.”

Under no circumstances shall the PUD overlay designation be attached to the following zone districts: AG, COS, DR, MH, or RR-1.

### **Step 3: Preliminary Development Plan (PDP)**

The PDP constitutes the first formal application for the overall development criteria for the property, and is to be submitted following the approval of the zoning ordinance. The PDP contains mapped information regarding the layout of general use areas, open space, trails, major streets and other significant public improvements and easements. It also establishes important development controls for each use area and the property as a whole. Approval of a PDP shall not result in the creation of any vested property rights; rather, such approval shall allow the applicant to proceed to the next development plan stage, subject to compliance with the time limits set forth in this Article.

#### **Submittal Requirements**

Following the ODP review and approval of the zoning ordinance, the applicant shall submit a PDP application. The PDP must substantially conform to the ODP and the zoning established in the zoning ordinance. The format and other requirements for the PDP shall be in accordance with the general requirements for PUD plans contained in Section 16-611. All submitted application materials unless otherwise waived must be supplemented with a pdf. file format. The following items are required to be submitted in order for the application to be considered complete, unless specifically waived by City staff:

- Application form. Completion of an application form provided by the City Planner, including all supplemental information.
- Fees. The application shall be accompanied by an application fee in an amount as established by the City Council from time to time. Additionally, the applicant shall be required to execute a cost agreement to defray the City’s actual costs for planning, engineering, legal and other costs incurred by the City in connection with the application.
- Title commitment issued within the last thirty (30) days.
- Preliminary Development Plan site plan (+ pdf. file):
  - Title block, scale, north arrow and vicinity map
  - Legal description in both written and graphic form
  - Signature blocks
  - Location and size of all existing and proposed buildings and structure
  - Location, dimension and surfacing, if applicable, of all existing and proposed streets, rights-of-way, drives, parking areas, pedestrian ways, and easements.
  - Location of all existing and proposed points of ingress and egress to the property.
  - Location of land proposed to be dedicated to meet the requirements of the City’s subdivision regulations found in Chapter 17, such as, but not limited to, elementary, middle or high schools, fire stations, police stations, administrative offices, maintenance facilities, open space, park or recreational facilities, and other acres dedicated for public use.
  - Location of land proposed to be dedicated for utility purposes, including water, sewer, and stormwater facilities.
  - Environmental conditions on the property, to include at a minimum: existing forested or uniquely vegetated areas to remain after development; and the location of significant natural, environmental, historical, archaeological or paleontological features.