



## PLANNED UNIT DEVELOPMENT AND/OR PUD AMENDMENT

### APPLICATION OVERVIEW AND SUBMISSION MATERIALS

A Planned Unit Development (PUD) or PUD Amendment application will be reviewed in accordance with the procedures and requirements as outlined in Chapter 16 (Zoning/Development Standards) of the Edgewater Municipal Code. The PUD is a type of customized zoning that may be utilized in any underlying zone district, and the minimum area required for a PUD shall be two acres.

The City of Edgewater's Municipal Code, Chapters 16, can be found online at the following website address: ([https://www.municode.com/library/co/edgewater/codes/municipal\\_code?nodeId=18011](https://www.municode.com/library/co/edgewater/codes/municipal_code?nodeId=18011)).

All changes in use or density of an approved PUD, changes in the arrangements of lots, blocks and buildings, any changes in the provision of common open spaces and all other changes in the approved development plan, except those that are eligible for PUD Amendment – Administrative review, must be approved under the procedure authorized for the original plan approval.

Planned Unit Developments and amendments to approved PUDs (except those eligible for an administrative amendment) require public hearings before Planning Commission for a recommendation to City Council, and before City Council, with City Council having the final decision-making on PUDs.

#### FEE

A non-refundable fee is required and is to be paid once an application has been submitted. A development review deposit may be required.

**ALL PLANNING APPLICATIONS ARE ACCEPTED THROUGH EDGEWATER'S ONLINE PORTAL.**

*Note: Projects eligible for PUD Amendment – Administrative review do not use this development assistance packet.  
Note: A preapplication meeting is required prior to the submission of a PUD or PUD Amendment application.*

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## USE THE CHECKLIST BELOW AS A GUIDE OF ELEMENTS TO INCLUDE IN YOUR APPLICATION

**Information on Applicant's Interest in the Application**

In addition, include the names and addresses of all owners of the property and the holders of deeds of trust, identifying which owners and holders of trust are represented by the applicant.

**Written Statement and Description of Proposed Development**

Describe the proposed PUD and development, and the market which it is intended to serve, its relationship to the Comprehensive Plan, and how the proposed PUD and development relates to the use of the neighboring property.

**Certified and Stamped Survey of Property**

**Written List of all Property Owners** and mailing addresses within 100 feet of the property

**Proposed development or phasing schedule** of improvements setting forth timing for construction of the Development.

**Legal Description and Map of the Property**, drawn to scale, which shall include:

- The land area within the PUD and the use and present zone classification of the designated property;
- The zone classification and use of all properties within two hundred (200) feet of the subject property;
- All public and private rights-of-way and easements bounding and intersecting the subject property which are proposed to be continued, created, relocated and/or abandoned;
- The location of all existing and proposed structures and the specific use or uses of each; and
- Topographical information, including contour at two-foot intervals.

**Planned Unit Development**, with all sheets size 24" x 36" & scale of not less than 1 inch per 50 ft  
*Format (All Sheets):*

- Capital Letter Font
- Text no smaller than 1/8 inch
- No color text, color graphics or shading
- Title Block Format centered at the top of each sheet:

**PLANNED UNIT DEVELOPMENT (AMENDMENT NUMBER – if appropriate)**  
PROPERTY ADDRESS, EDGEWATER  
LEGAL DESCRIPTION,  
JEFFERSON COUNTY, COLORADO

- Sheet X of X format in lower right-hand corner
- Planned Unit Development Certification and Approval Blocks on cover, *as shown on subsequent pages in this packet, if City Council approval required.*

**Site Plan/Development Plan information**

The development plan and/or the description shall show or stipulate the general location, arrangement, extent and character for each of the following where applicable, unless determined to be unnecessary:

- Adjacent streets and alleys.
- Land uses by type, including the gross acreage or square footage of each proposed use.
- Structures or building envelopes by type of use, maximum height of structures, maximum gross floor area for each land use and land coverage of buildings and impervious areas.
- Residential densities by housing type and maximum number of dwelling units, to be calculated as the ratio of the number of living units per net acre of development.
- Any interior streets or drives.
- Parking, loading and outdoor storage areas and access thereto, including any areas for storage of boats, campers, trailers and recreational vehicles.
- Public and private open and recreation space, indicating proposed ownership and responsibilities for maintenance thereof.
- Landscape plan for the site and City rights-of-way, including typical materials.
- For any application other than for exclusively residential uses, a traffic study.
- Buffer areas and fencing, including purpose, type, timing of construction and height.
- Pedestrian circulation.
- Existing and proposed utilities and any extension necessary to serve the development, including easements where necessary for the construction, maintenance and operation of each utility.

*SITE/DEVELOPMENT PLAN INFO CONTINUED*

- Dimensions of separations between buildings, streets and other features.
  - Land dedications and public improvements.
  - Drainage plan, addressing areas subject to flooding, retention areas and surface drainage.
  - Location, size and lighting of signs.
  - Treatment of sound, vibration, glare, radiation, fumes and heat emission which will extend beyond the PUD.
  - Elevation views of the structure(s) and landscaping, including bulk plane lines.
  - Fire protection facilities and access means for firefighting equipment.
  - Other elements, such as architectural concepts, building elevations, facade treatments, exterior building materials and color boards as necessary to establish how the proposed PUD uses and structures relate to the neighborhood property.
  - Demonstrate how the proposal meets the requirements of the City's Design Standards, if applicable
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- Additional information**, if applicable
    - Photometric Plan
    - Parking and/or Shared Parking analysis/study
    - Traffic analysis/report
    - Noise study
    - Engineering reports/studies
    - Other

**Note:** After the PUD has been granted final approval by the City Council, the ordinance and any associated plats or plans shall be recorded with the County Clerk and Recorder at the applicant's expense.

**CITY OF EDGEWATER CERTIFICATION AND APPROVAL BLOCKS**

**Planned Unit Development or Planned Unit Development Amendment requiring City Council Approval:**

**OWNER SIGNATURE**

THE CITY OF EDGEWATER, PROPERTY OWNER OF (ADDRESS), ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

(PROVIDE NAME and TITLE, if applicable)

Notarial Certification:

State of Colorado )

)

County of \_\_\_\_\_ ).

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by (printed name of owner). (If by natural persons, here insert name; if by person acting in a representative official capacity, then insert the names of said person and his or her capacity; if by officers of a corporation, then insert the names of said officers as the president or other officers of such corporation, naming it). My commission expires on (to be filled in by Notary).

Witness my hand and official seal.

(Signature) \_\_\_\_\_

(Seal)

(Printed name of Notary)

Notary Public

**CITY COUNCIL APPROVAL**

THE CITY COUNCIL OF EDGEWATER, COLORADO, REPRESENTED BY THE COUNCIL CHAIRPERSON, DOES HEREBY AUTHORIZE AND APPROVE THIS PUD (AMENDMENT, if applicable), FOR (ADDRESS) ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_

**COUNTY CLERK RECORDER'S CERTIFICATION**

(To be placed in the lower right-hand corner of the cover sheet).

State of Colorado )SS.

County of \_\_\_\_\_)

I hereby certify that this instrument was filed in my office at \_\_\_\_ o'clock \_\_\_\_ m., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is duly recorded in plan file \_\_\_\_\_. Fees paid \$\_\_\_\_\_

Recorder \_\_\_\_\_ Reception Number \_\_\_\_\_

Deputy Film Number \_\_\_\_\_

Previous recording of information for platted area under Reception Number(s): \_\_\_\_\_