SECTION 6

PLANNED UNIT DEVELOPMENT

6.1 Purpose

Permission for Planned Unit Development (PUD) may be granted in the districts in which PUD is listed as a special use in this ordinance. Such PUD, in addition to serving the purpose of this ordinance described in Section 2, is intended to provide flexibility in the development of large sites, and to promote the unified development and use of such sites with regard to the unique natural assets and character of the County.

The PUD is further intended to allow for such development of a site without the customary district regulations, subject to the PUD regulations set forth herein. It is intended to promote higher economic uses and development of the land while protecting unique environmental and ecological assets; and furthermore to allow for special residential, commercial, and recreational developments in which various uses and structures may be grouped in appropriate relationships to each other, to open space and to common facilities.

6.2 Permitted Uses

A PUD may include the uses allowed by right, and the conditional uses allowed, in the zoning district in which said PUD is located. In addition, the PUD may include the following uses, separate or in combination, subject to the density and design standards designated below:

Single, double, and multi-family residences
Sale or rental of commercial goods or services
Recreational facilities
Offices
Convention facilities
Eating and drinking places in connection with recreational uses
Public offices, utilities, and facilities pertinent to the primary uses for which the PUD is intended
Lodging places, including motels, hotels, lodges, dormitories
Schools
Churches
Mobile home parks
Resort mobile home parks and tent camping parks
Light industry

6.3 General Standards for the PUD

The following general standards shall be observed regarding planning, design, and construction of the PUD:

A. The PUD shall be designed in a manner such that wherever possible it protects the environmental assets of the area including considerations of elements such as plant and wildlife, streams and storm drainage courses and scenic vistas.

B. The PUD design and construction plans shall take into account characteristics of soils, slopes, and potential geological hazards, in a manner intended to protect the health, safety, and welfare of potential users of the PUD.

C. Design and construction of the PUD shall include adequate, safe, and convenient arrangements for pedestrian circulation, roadways, driveways, off-street parking and loading space.

D. PUD plans should be coordinated with appropriate public land agencies, such as the United States Forest Service and the Bureau of Land Management.

6.4 Requirements Regarding Site

The following requirements shall be observed regarding the site of the PUD:

A. The developer shall provide within the PUD both potable water and sewage treatment facilities adequate to serve the expected user population (both permanent and transient) of the PUD. Such water and sewer systems shall meet the approval of a licensed soils engineer and a engineering geologist, when required by the Planning Commission. These facilities shall meet at least the minimum standards as set by the Colorado Department of Public Health.

B. The developer shall provide within the PUD a storm drainage system of sufficient capacity as will carry off all predictable surface run-off within the PUD area.

C. Planned open spaces within the PUD, including those spaces being used as public or private recreation sites, shall be protected by adequate covenants running with the land, or by conveyances or dedications.

6.5 Requirements Regarding Density and Design:

A. The following requirements shall be observed in regard to the specified densities and uses in the PUD:

1. Open Space. A minimum of twenty-five percent (25%) of the total PUD area shall be devoted to open-air recreation or other useable public open space. "Useable public open space" shall be defined as open area designed and developed for use by the occupants of the development or by others for uses including, but not limited to, recreation, courts, gardens, parks, and walkways. The term shall not include space devoted to streets and parking and loading areas.

2. Residential Density. The density shall be established by zone within which the PUD exists.

3. Density of Other Uses. The overall average net density of the total area devoted to all other permitted uses shall not exceed a floor-to-land area ratio of 2:1. "Net density" shall apply to the area devoted to uses excluding streets, street rights-of-way, and required useable open space.

B. The maximum height of buildings may be designated by the County Commissioners in relation to the following characteristics of the proposed building:

1. Its geographical location.

2. The probable effect on surrounding slopes and mountainous terrain.

3. Adverse visual effects to adjacent sites or other areas in the county.

4. potential problems for adjacent sites caused by shadows, loss of air circulation, or closing of view;

5. influence on the general vicinity, with regard to extreme contrast, vistas and open space;

6. uses within the proposed building

C. Parking spaces shall be provided in the PUD according to the following:

1. dwelling units (private and commercial lodgings) — one and one-half spaces per unit

2. churches, auditoriums, and other facilities housing seated audiences — one space per every four seats

3. other indoor uses (including, but not limited to, offices, retail goods and services, and eating and drinking places) — one space per 300 square feet of floor area

4. outdoor or mixed facilities and combinations of any permitted uses — sufficient number of spaces that will, in the determination of the Commissioners, make reasonable and adequate provision for the highest expected volume of users. Such determination may be based upon the following:

a. the designed capacity of such facilities

b. an overall plan for concentration or concentrations of parking with appropriate consideration of designed landscaping, and relation to the surroundings

c. trade-off, or alternating use of parking area(s) by uses occurring during different hours, seasons, or days.

D. The following signs shall be permitted in the PUD:

1. One sign, located on the premises, advertising that property for sale, lease, or rent. The sign may not exceed six (6) square feet.

2. One first-party sign identifying the property, its occupants, and use, of a size not to exceed fifteen (15) square feet, and not extending more than three feet beyond the exterior wall of the structure.

E. Flashing, blinking, or animated signs shall not be permitted in the PUD.

6.6 Procedure:

The following procedure shall be observed when a planned unit development proposal is submitted for consideration, except that if development is to be by stages, the procedure outlined under Article 6.7 below may be followed instead.

A. Approval of Overall Development Plan.

Prior to issuance of any special use permit, the developer shall obtain approval by the County Commissioners, of an Overall Development Plan. The Overall Plan shall include the following information:

1. Proposed land uses, including the locations, acreages, and densities to be devoted to specific uses.

2. Proposed building locations, or suitable design criteria sufficient to assure to the Commissioners that the purpose and intent of this Section shall be upheld.

3. Proposed areas which are to be conveyed, dedicated, or reserved as common open areas, and as sites for schools or other public buildings.

4. Proposed grading and drainage pattern.

5. Proposed method of water supply , sewage disposal, and solid waste disposal and a showing of water rights.

6. Proposed circulation pattern indicating the status of street ownership.

7. Relation of the proposed development to the surrounding area.

B. In addition to the Overall Development Plan, the County Commissioners may require additional information, including, but not limited to, the following:

1. Proposed building heights

2. Economic feasibility report or market analysis of the proposed development

3. Other information or qualified opinions because of special geological, hydrological, traffic, design, siting, or other problem of the proposed development.

C. A copy of the plan shall be submitted to the County Planning Commission for study and comment.

D. The County Commissioners shall consider the Overall Development Plan at a meeting at which time the findings of the County Planning Commission shall also be considered.

E. Based on the purposes, standards, and requirements of this section, the County Commissioners may grant or deny the special use. The County Commissioners may impose additional conditions or changes in the plan in order to comply with the purposes of this ordinance.

F. Permits for construction in a Planned Unit Development shall be issued only on the basis of the approved plan. Any changes in the approved plan shall be submitted to the County Commissioners, which may approve or deny the change.

G. Authorization of a special use permit shall be void after one year or such lesser time as the authorization may specify unless substantial construction has taken place. However, the County Commissioners may extend authorization for an additional period on request.

H. Before granting a special use permit for the PUD, the County Commissioners shall require that the applicant provide a surety bond, or certified check for all or part of the proposed improvements, as indicated in Section 5, part 5.6.

6.7 Special Procedure for Development by Stages:

The County Commissioners may approve the development of the PUD in stages, under the following special procedure:

A. Approval of an Overall General Plan

Prior to issuance of any special use or building permit, the developer shall obtain approval by the County Commissioners

of an Overall General Plan. The Overall General Plan shall be inclusive of the entire proposed PUD area, and shall include the following information:

1. Proposed land uses, including the locations and acreages to be devoted to specific uses.

2. Proposed overall net density of the total areas devoted to residential uses, and net density of the areas to be devoted to other uses.

3. Proposed method of water supply, sewage disposal, and solid waste disposal to serve overall estimated development, except that engineering detail may be submitted with the Stage Development Plans.

4. Proposed circulation pattern, indicating the status of street ownership.

5. Relation of the proposed development to the surrounding area and comprehensive plan.

6. Additional information as may be required by the County Commissioners, as outlined in Article 6.6 of this Section.

7. Proposed schedule for development of areas by Stages, including the location and acreage to be developed in each stage, and the estimated time and sequence at which each stage is to be developed.

B. Approval of Staged Development Plans.

In addition, prior to issuance of any special use or building permit in any area of the PUD, the developer shall obtain approval by the County Commissioners of a Stage Development Plan for that area of the PUD. Each Stage Development Plan shall be inclusive of the whole area scheduled for development in that Stage, and shall include the following information:

1. All the information listed under Article 6.6, part A, of this Section.

2. Additional information as may be required by the Commissioners under Article 6.6, part B of this Section.

3. Evidence that the Requirements regarding Density and Design, as outlined under Article 6.5 of this Section, have been observed. In computing the overall net densities of residential and other areas, the proposed net densities in any single stage may exceed the total average net density, so long as the average net densities of the whole PUD will not exceed the maximum outlined in Article 6.5.

C. The procedure for review and authorization of the Overall General Plan, and of each Stage Development Plan, shall be the same as that outlined under Article 6.6, parts C through H, of this Section.

6.8 Conformance with Subdivision Regulations:

Whenever there shall be in effect a Curay County Subdivision Ordinance, the area proposed as a PUD shall be subject to the requirements for review and approval under the subdivision ordinance. Such subdivision review procedures may be carried out concurrently with Overall or Staged Review of the PUD as outlined in this Section.

6.9 Fees for PUD Application:

The following fees to help defray the cost of processing and administering this section shall be paid by the PUD applicant upon submission of the indicated type of plan for review by the County Commissioners:

Type of Plan	Required Fee	
	50 Acres or Under	Over 50 Acres
Overall Development Plan	$ 50	$1 per acre
Overall General Plan	$100	$100
Each Stage Development Plan	$ 50	$1 per acre