PLANNED DEVELOPMENT (PD) OVERLAY TECH FORM

Must be submitted and processed simultaneously with the processing of subdivision applications for the property.

Gross land area (acres) of proposed development: __________

☐ Application Fee; CK#: _______________; Amt: $500 ☐

☐ Signed Fee Agreement (§16-1-12); CK#: _______________; Amt: $_______________ ☐

☐ Poudre Fire Authority Development Review Fee of $250 ☐

☐ Written Consent of Landowner(s)
  No PD may be approved by the Town without the written consent of the landowner(s) whose property is included within the PD. ☐

☐ Written PD description
  _ List all subdivision regulation exceptions proposed for the PD ________________________________ ☐
  _ Identify underlying zoning district(s) for the property and describe any proposed modifications and/or restrictions to the allowed uses and/or standards within the district(s) ________________________________ ☐
  _ If any conditional uses are requested, explain how the conditional use review criteria will be addressed ________________________________ ☐
  _ Identify and explain the benefits which will be provided by the PD to offset the impact of the modifications requested ________________________________ ☐
  _ Explain how the proposed PD will be compatible with adjacent neighborhoods which now exist or are proposed in the future. Describe any proposed buffering techniques which serve to achieve such compatibility ________________________________ ☐
  _ Provide any additional relevant information which the Town considers necessary ________________________________ ☐

☐ PD Plan Map (24" x 36" copies)
  Prepare this map using the preliminary plat map, or sketch plan as the base. Include on the base a clear graphic and/or written representation of:
  _ All principal, conditional, and accessory uses within each land use category within the PD ________________________________ ☐
  _ Any modifications to the uses of the underlying zone district(s) ________________________________ ☐
  _ Standards for minimum lot area for principal and accessory uses ________________________________ ☐
  _ Standards for maximum lot coverage for principal and accessory uses ________________________________ ☐
  _ Standards for maximum floor area ratio (total floor area to total lot area) for principal and accessory uses ________________________________ ☐
  _ Standards for maximum building height for principal and accessory uses ________________________________ ☐
  _ Standards for parking requirements for principal, accessory, and conditional uses ________________________________ ☐
  _ Any additional relevant information which the Town may deem necessary ________________________________ ☐

☐ Proposed Development Phasing

Property Description:

Address or Location: ________________________________

Existing Zoning: ________________________________ Existing Use: ________________________________

Proposed Zoning: ________________________________ Proposed Use: ________________________________

Purpose of Application: (please attach any additional information)

__________________________________________________________

__________________________________________________________
PLANNED DEVELOPMENT (PD) OVERLAY TECH FORM

Contact information: (please attach any additional contacts)

Owner: __________________________ Telephone: __________________________
Address: __________________________ Fax: __________________________

Applicant: __________________________ Telephone: __________________________
Address: __________________________ Fax: __________________________

Property Description:
Address or Location: __________________________
Existing Zoning: __________________________ Existing Use: __________________________
Proposed Zoning: __________________________ Proposed Use: __________________________

Certification: Must be signed with BLUE INK.

OWNER CERTIFICATION OF COMPLETED APPLICATION

Signed: __________________________ Date: __________________________

APPLICANT CERTIFICATION OF COMPLETED APPLICATION
I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owners. I understand that all materials and fees required by the Town of Timnath must be submitted prior to having this application processed.

Signed: __________________________ Date: __________________________